

for sale

offers over **£260,000**



Toynbee Avenue Tadpole Garden Village Swindon SN25 2QQ

NO ONWARD CHAIN! Situated within the highly desirable TADPOLE GARDEN VILLAGE NORTH SWINDON, this impressive three DOUBLE bedroom FREEHOLD COACH HOUSE offers spacious, versatile accommodation throughout and is presented to a high standard. **ALLOCATED PARKING and GARAGE**



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Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor Accommodation

Entrance Porch Entrance Hall

Double glazed door to the front aspect. Stairs rising to the accommodation. Door to bedroom one. Radiator.

Bedroom One

14' 5" x 10' 7" (4.39m x 3.23m)

Double glazed window to the rear aspect. Double glazed French doors to the rear aspect. Under stair storage cupboard. Airing cupboard with boiler.

Shower Room

Three piece suite comprising of walk in shower, vanity unit with wash hand basin and WC. Extractor fan.

Landing

Access to all bedrooms and family bathroom.

Lounge

19' 2" MAX x 15' 3" MAX (5.84m MAX x 4.65m MAX)

Two double glazed window to the rear aspect. Double glazed French doors with Juliette balcony to the front aspect. Door to the hallway. Television point. Telephone point. Radiator.



Kitchen

12' 1" x 6' 4" (3.68m x 1.93m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Integrated oven, four ring gas hob and cooker hood. Radiator.

Bedroom Two

12' 6" x 10' 1" (3.81m x 3.07m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to the front aspect. Television point. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of panelled bath with mixer tap and shower over, Low Level WC and pedestal wash hand basin. Heated towel rail.

External Features

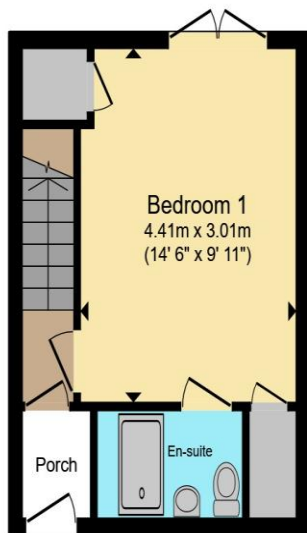
Parking

Driveway parking

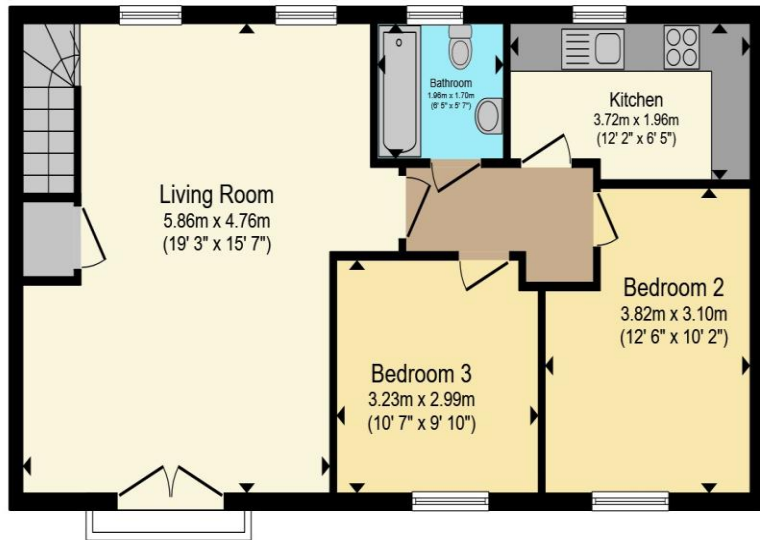
Garage

Up and over door





Ground Floor



First Floor

Total floor area 89.6 m² (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN311457 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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