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for sale

offers in excess of **£200,000**



Wayte Street Swindon SN2 2BF

Situated within a desirable cul-de-sac setting on the Nightingale Rise development in Moredon, this well-presented two-bedroom FREEHOLD COACH HOUSE offers spacious and thoughtfully arranged accommodation throughout.

GARAGE. PARKING



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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.

Accommodation Details

Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation.

Lounge/Diner

19' 5" x 9' 9" (5.92m x 2.97m)
Double glazed window to front aspect. Double glazed skylight to the rear aspect. Television point. Telephone point. Two radiators.

Kitchen

Double glazed skylight to the rear aspect. Fully fitted kitchen with a range wall and base units. Cupboards and drawers. Stainless steel one bowl sink and drainer set into work surfaces with splash back tiling. Space for a fridge/freezer. Space and plumbing for washing machine. Integrated oven with gas hob and cooker hood over.

Bedroom One

Double glazed window to the front aspect. Access to ensuite







shower room. Radiator.

Ensuite

Three piece suite comprising of Low Level WC, shower and pedestal wash hand basin. Extractor fan. Radiator.

Bedroom Two

10' 3" x 8' 8" (3.12m x 2.64m)
Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed skylight to the rear aspect. Three piece suite comprising of Low Level WC, Panelled bath and pedestal wash hand basin. Radiator.

External Features

Garden

Fenced boundaries.

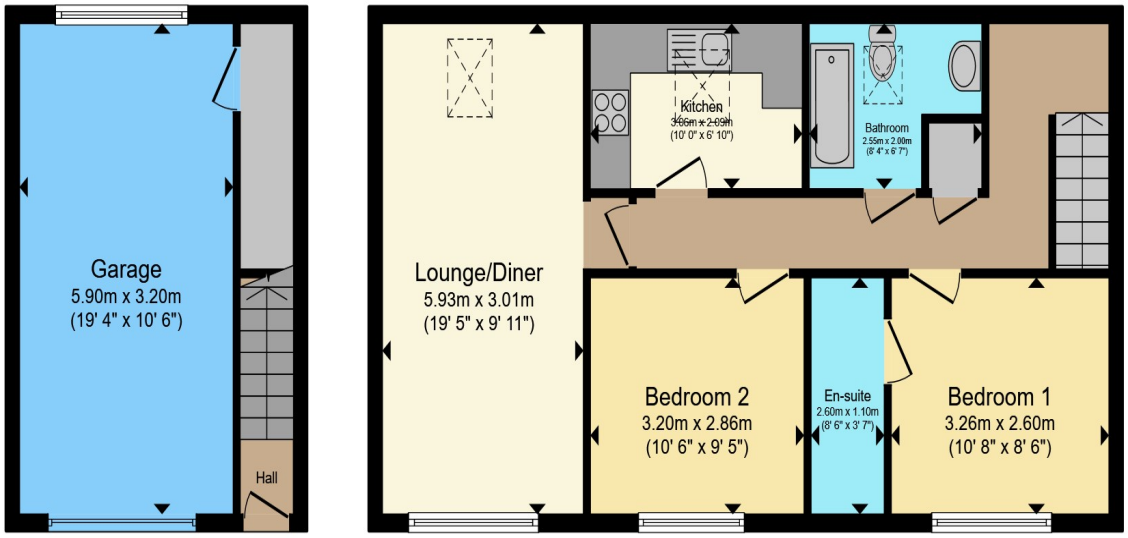
Garage

19' 8" x 10' 7" (5.99m x 3.23m)
Up and over door. Power and light. Tap.

Parking

Parking to the front of the garage





Ground Floor **First Floor**

Total floor area 88.8 m² (955 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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Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN315006 - 0010

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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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