



Leverton Gate, Broome Manor, Swindon
Guide Price £800,000

A Generous Sized Plot Of C.1/4 Acre & Includes 4 Double Bedrooms & Newly Fitted Bathrooms. |

* PROPERTY LAUNCH - TODAY (SATURDAY 7TH AUGUST & SUNDAY 8TH AUGUST) *(BY APPOINTMENT ONLY)* (VIDEO PROPERTY TOUR AVAILABLE ONLINE) * MILES BYRON are delighted to offer For Sale this outstanding and stylishly presented, detached, family home located on a generous sized plot (Approximately 1/4 Of An Acre) within the very sought after location of Broome Manor. Located on the fringes of Old Town, Swindon. This amazing property is within a short walk to the Broome Manor Golf Complex and a short commute to amenities, The Great Western Hospital and Junction 15 of the M4 Motorway. The Accommodation Briefly Comprises: Reception Hallway, Cloakroom/W.C., A Spacious Dual Aspect Living Room, A Separate Dining Room Plus A Separate Family Room. The Property Also Benefits From A Large Kitchen/Breakfast Room & A Separate Utility Room. In Addition, The Property Also Has A Double Garage (Half Of The Double Garage Has Currently Been Converted Into A Gym By The Current Owners, Which Could Be Converted Back If Desired). The Perfect Opportunity To Keep Fit From The Comfort Of Your Own Home! To The First Floor There Are Four Generous Sized Bedrooms (All Doubles) Plus A Newly Fitted En-Suite Shower Room To The Master Bedroom And A Newly Fitted, Luxury, Family Bathroom. Externally The Property Has A Large, Secluded And Fully Enclosed Rear Garden Which In Turn Offers A High Degree Of Privacy. To The Front Aspect The Property Enjoys Large Gardens & Driveway Which Provides Parking For Numerous Vehicles. Viewing Is Highly Recommended By The Sellers Sole Agents MILES BYRON.

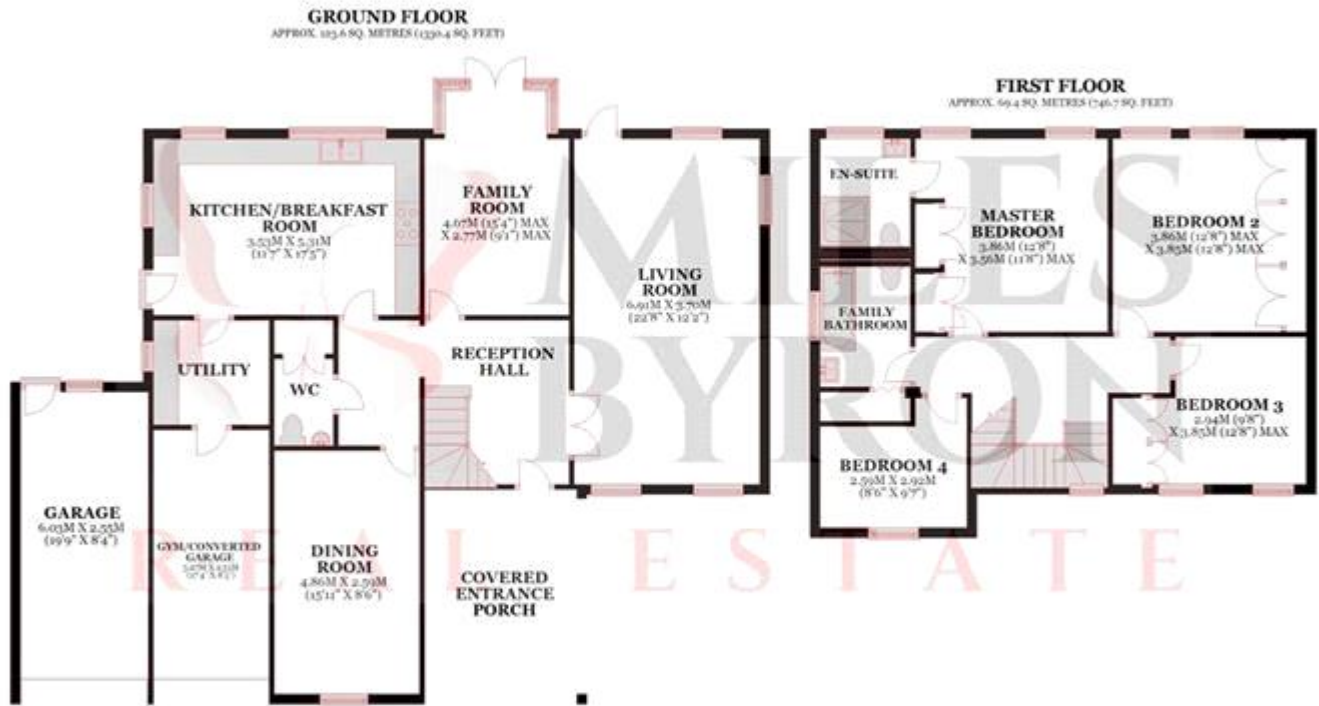
N.B. The Length Of The Lease On This Property Was Originally 999 Years From The Date It Was Built (Approximately The Mid 1970's). The

Ground Rent & Maintenance Charges
Are C.£200.00 (Payable Every 6
Months). (This Payment Is Towards
Maintaining The Large Well Tended
Grounds That Surround This Delightful
Property Located Within This Beautiful
Setting.

Tenure: Leasehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 193.0 SQ. METRES (2077.1 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.
 Plans produced using Planity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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