



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.

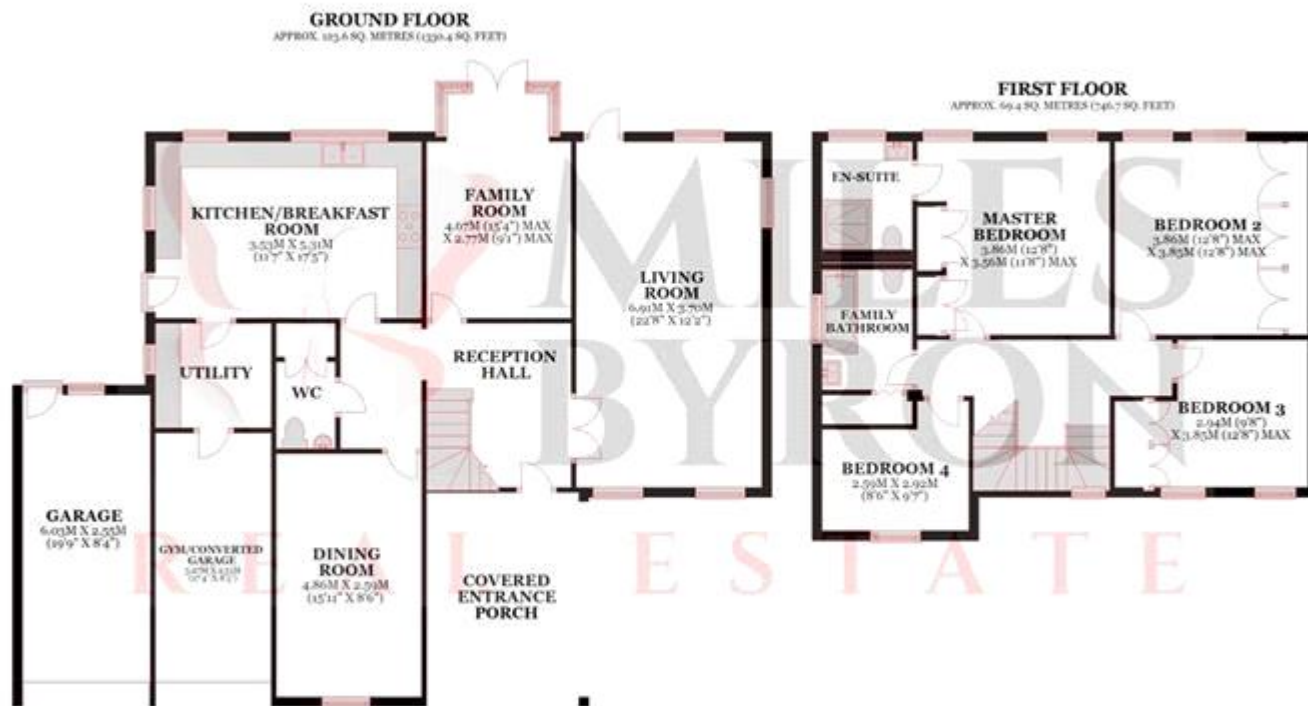
N.B. The Length Of The Lease On This
Property Was Originally 999 Years
From The Date It Was Built
(Approximately The Mid 1970's). The

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
Parking options: Off Street
Garden details: Private Garden

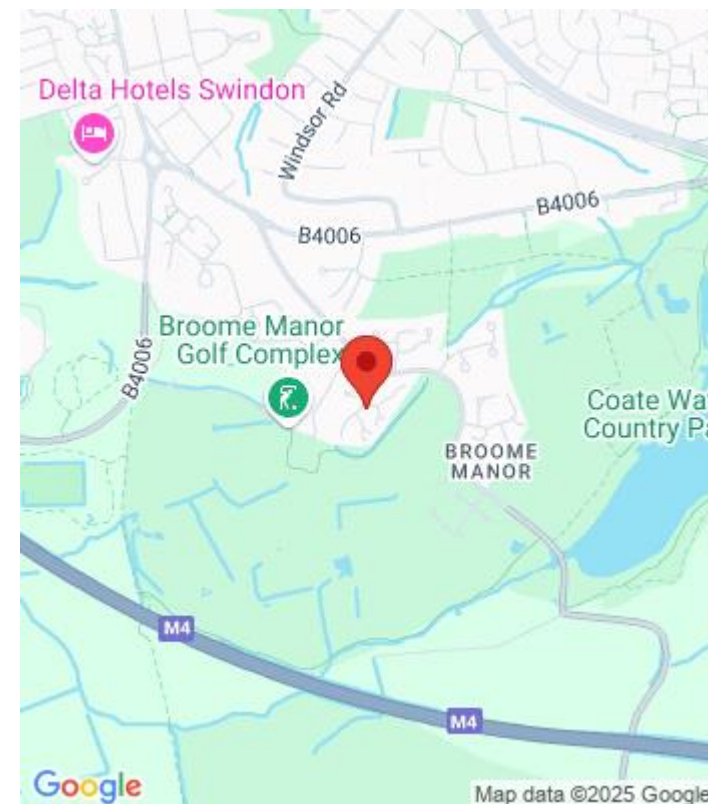


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.
Plan produced using PlanItPro



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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