



Devizes Road, Old Town, Swindon
Guide Price £230,000

The Perfect Investment Purchase | Freehold **SOLD**

Attention: All Investors. (2 tenants who are currently paying £650 per calendar (combined £1300 per month/£15,600 per annum) A yield investment of 6.78%. C.1150 square feet/107 sq meters of living space (both flats combined). This perfect investment opportunity is located within the very heart of Old Town, Swindon. Literally on the door to all the amenities that Old Town has to offer as well as being located within close proximity to large companies such as Intel and Nationwide Head Quarters in Pipers Way. This property has recently been refurbished throughout. As it currently stands it has two separate flats (both under one title) which each include its very own double bedroom with en-suite shower room, living room as well as there very own kitchens. Other benefits include uPVC double glazing and gas radiator central heating via combination boiler to each flat. In addition there is the option to privately rent two parking spaces to the rear from a third party/private individual at the cost of £50.00 per month, per space (one for each flat). Other attributes include: a very useful cellar which offers further potential and a low in maintenance rear garden which the ground floor flat benefits from. To fully appreciate this amazing property, we would highly recommend that you arrange your viewing with MILES BYRON Real Estate.

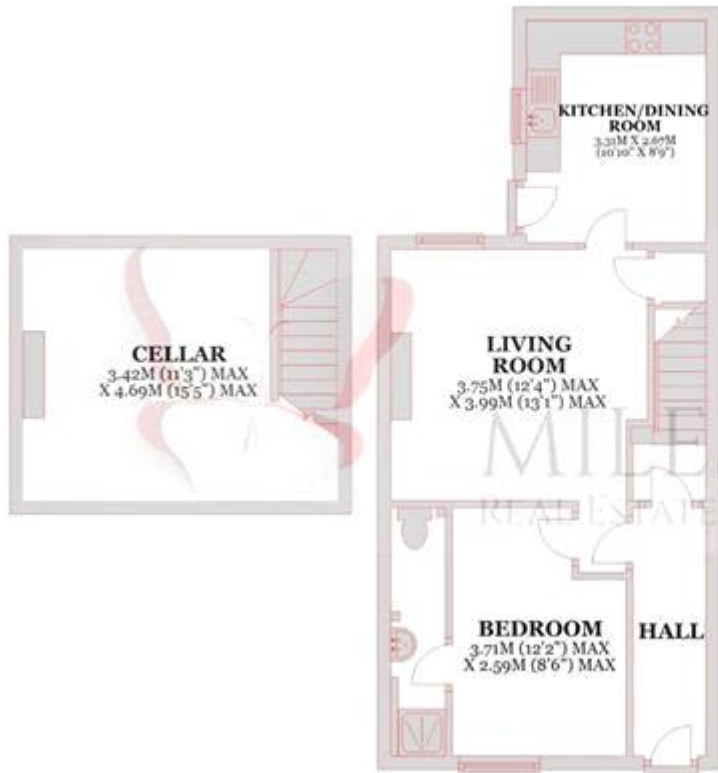
Tenure: Freehold

Garden details: Private Garden

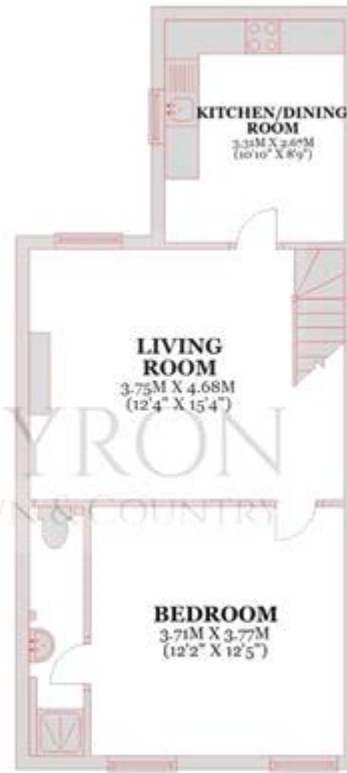


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

GROUND FLOOR
APPROX. 62.6 SQ. METRES (673.4 SQ. FEET)



FIRST FLOOR
APPROX. 44.5 SQ. METRES (479.3 SQ. FEET)



TOTAL AREA: APPROX. 107.1 SQ. METRES (1152.7 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 PlanItUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(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
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com