



Taw Hill, Swindon
Guide Price £315,000

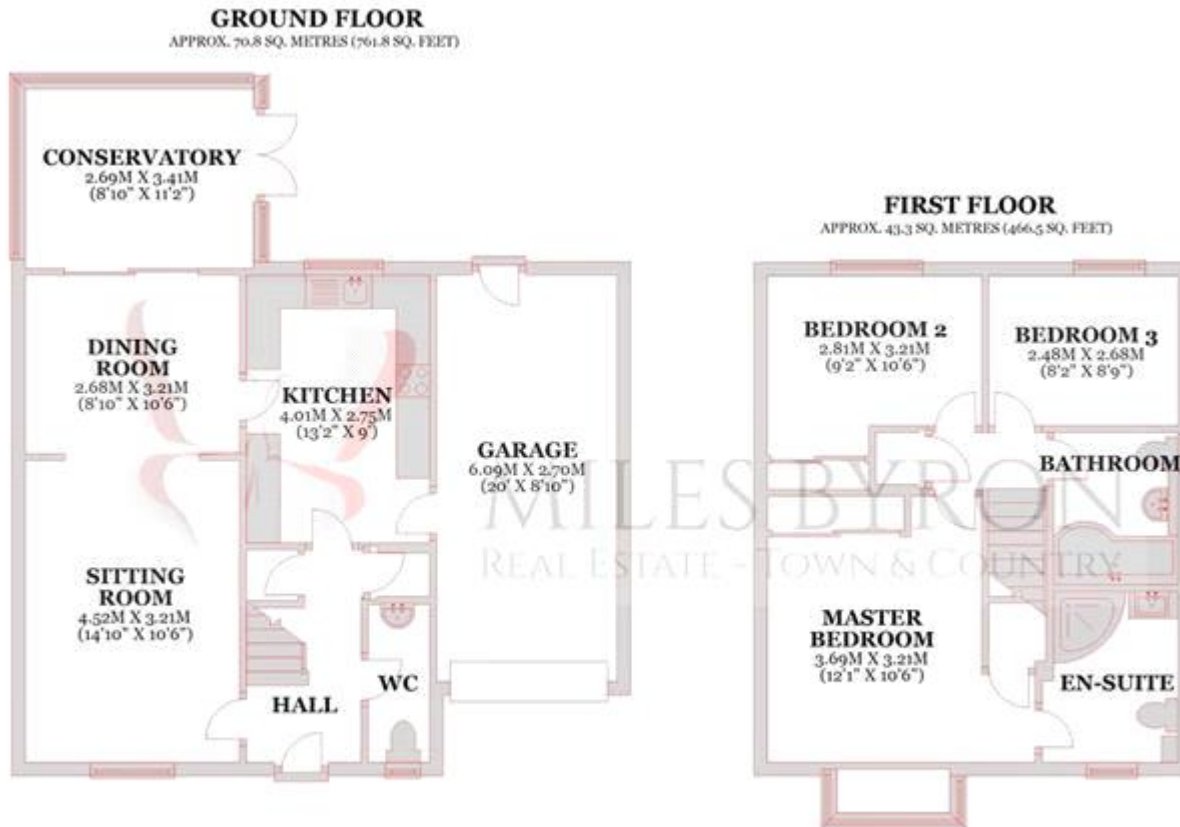
Stylish Family Home With Further Potential | Freehold **SOLD**

Being sold - Free Of Chain. MILES BYRON are delighted to be able to offer 'For Sale' this amazing 3 bedroom detached home built by messrs Bryant Homes located within the very sought after residential area of Taw Hill. Offering superb access to local amenities such as the North Swindon, Orbital Retail Park & Shopping Centre, local reputable schools and Taw Hill's very own amenities which consist of a shop, take-away and doctors surgery. These can all be found within a short walk away. This property is positioned on a LARGE CORNER PLOT and in our opinion offers lots of extension potential to the side elevation (subject to planning permission). (The seller has informed us that he had granted planning permission to extend in the past but this has now lapsed). The overall living space including the garage is c.1200 square feet/111 square meters. The accommodation includes: Entrance hall, cloakroom/W.C., a good size sitting room which leads through to the dining area and then through to a wonderful conservatory which in turn could be used as an additional family area or study if you work from home. Externally this wonderful property offers ample parking via block paved driveway plus single garage. To the first floor there are 3 generous size bedrooms with a modern and stylish en-suite shower room to the master bedroom and in addition there is a modern family bathroom. To fully appreciate this property, we would highly recommend viewing it as soon as possible through us.

Tenure: Freehold

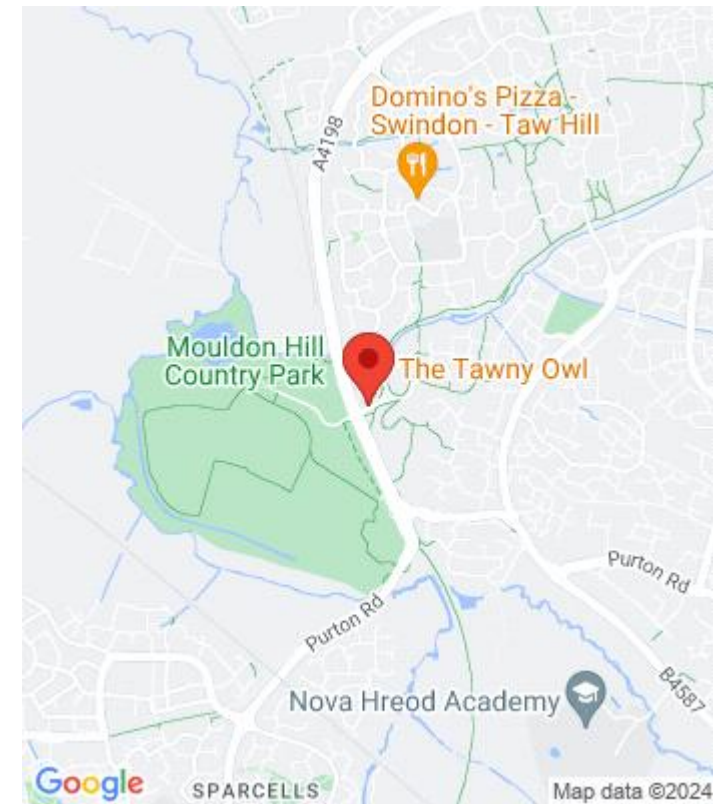


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 114.1 SQ. METRES (1228.2 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 PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	83
(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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