



**Pleydell Road, Old Town, Swindon**  
**Offers Over £390,000**

Detached Family Home, Extended, Stunningly Presented Throughout, Impressive & Stylish Open Plan

\* Property Launch Event Days: Sunday 4th & Wednesday 7th September 2022  
- (All Viewings Are Strictly By Appointment Only).

\* PROPERTY VIDEO TOUR - NOW AVAILABLE TO DOWNLOAD & VIEW ONLINE \*

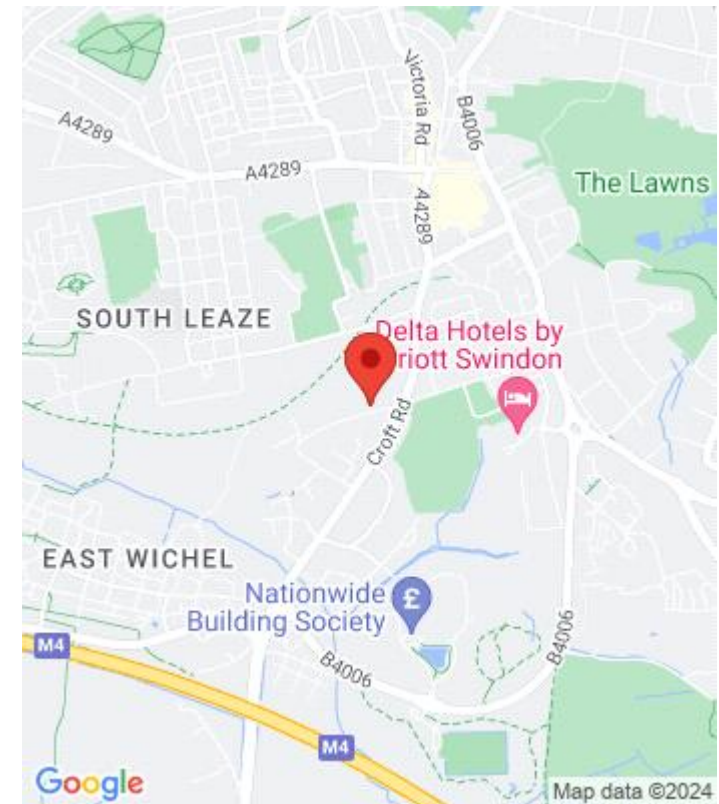
Located Within Close Proximity To Amenities, Reputable Local Primary & Secondary Schools & A Short Walk To The Town Gardens. In Addition There Is Also A Short Commute To The A419, A420, Junction 15 Of The M4 Motorway, The Great Western Hospital & Coate Water Country Park.

MILES BYRON are delighted to offer For Sale this stunningly presented, DETACHED & EXTENDED family home situated along a desirable road in Old Town, Swindon. This amazing property offers deceptively spacious and stylish living accommodation throughout. Briefly Comprising: Entrance Porch, Entrance Hallway, Living Room, An Impressive, Open Plan Kitchen/Dining/Family Room. To the First Floor There Are Three Bedrooms With The Main Bedroom To The Rear Aspect Overlooking The Beautiful, Well Tended Garden. In Addition There Is Also A Very Stylish & Spacious 4-Piece Family Bathroom Including Bath & A Separate Double Width Shower Enclosure. To Fully Appreciate This Delightful Property, We Would Highly Recommend Confirming Your Appointment To View As Soon As Possible!

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>69</b>	

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  
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