



Dewell Mews, Old Town, Swindon
£250,000

Spacious c.17 x 12' Living/Dining Room, 2 Bedrooms + Shower Room * South Facing Rear Garden,

*** 2 DOUBLE BEDROOMS +
ALLOCATED PARKING SPACE *** The
Perfect FIRST-TIME / INVESTMENT
PURCHASE * Heart Of Old Town
Location * Prime Position For All Close
-By Amenities * A Short Walk To The
Town Gardens * Superb Access To
Large Corporate Companies Such As
Nationwide HQ & Intel. In Addition The
Property Also Provides Excellent
Access To Coate Water Country Park,
The Polo Ground & Major Road Links
Such As The A419, A420, Junction 15
Of The Motorway & The Great Western
Hospital.

The Stylishly Presented & Deceptively
Spacious Accommodation Briefly
Comprises: Entrance Hall, Recently
Refitted Kitchen, Living/Dining Room.
To The First Floor There Are Two
Generous Size Bedrooms & A Modern
Shower Room. Externally There Is A
Fully Enclosed, South Facing, Rear
Garden. To Fully Appreciate This
Wonderful Home, MILES BYRON
would highly recommend confirming
your appointment to VIEW AS SOON
AS POSSIBLE!

Tenure: Freehold

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. 57.9 SQ. METRES (623.7 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and style for the property identified only. These plans are intended to give a general indication of the proposed layout only. All dimensions and floor areas are not intended to form part of any contract or warranty. Please contact us for more details.

GROUND FLOOR
APPROX. 26.4 SQ. METRES (284.8 SQ. FEET)



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FIRST FLOOR
APPROX. 26.1 SQ. METRES (281.8 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(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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