



**Dunsley Vale, East Wichel, Swindon**  
**Offers Over £210,000**

Freehold Coach House, Stunningly Presented Throughout, Sought After Location, A Westerly Facing &

Property Launch Event Days: Friday  
16th September & Sunday 18th  
September 2022 ( Viewings Are Strictly  
By Appointment Only ).

PROPERTY VIDEO TOUR - NOW  
AVAILABLE TO DOWNLOAD & VIEW  
ONLINE!

\* FREEHOLD COACH HOUSE WITH A  
WESTERLY FACING &  
PROFESSIONALLY LANDSCAPED,  
FULLY ENCLOSED REAR GARDEN

\* The Property Setting Is Within A  
'Stones Throw' Of East Wichel Ponds &  
Park & Nature Reserve.

\* MILES BYRON are delighted to offer  
For Sale this stunningly presented  
home located within the very desirable  
East Wichel area. Centrally located  
between Old Town and the delightful  
village of Wroughton. Offering superb  
access to amenities as well as being  
located within close proximity to  
corporate companies such as  
Nationwide HQ, Intel and in addition  
providing great access to the Great  
Western Hospital, A419, A420 &  
Junction 15 Of The M4 Motorway. The  
deceptively spacious living  
accommodation comprises: Entrance  
Hall, Large Landing/Inner Hallway,  
Two Bedrooms, Bathroom & Open  
Plan Living/Kitchen Area. To Fully  
Appreciate This Outstanding Property,  
We Would Highly Recommend  
Confirming Your Appointment To View  
As Soon As Possible!

Tenure: Freehold

Professionally Landscaped Rear Garden, 2 Bedrooms, Large Hall, Light & Airy Bathroom, Open Plan  
Living/Kitchen Area, Gas Radiator Central Heating. | Freehold **SOLD**



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) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 77                      | 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  
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