



Welby Close, Tadpole Garden Village
Offers Over £340,000

End Of Terrace Home, Built By Bovis Homes In C.2017, 3 Good Size Bedrooms, A South Facing Rear

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

*** NO ONWARD CHAIN! *** A MUST VIEW FAMILY HOME! * An Attractive, Double Bay Fronted, Property - Positioned within a small, quiet & no-through cul-de-sac road in Tadpole Garden Village, North Swindon & Located within a short, pleasant walk to the recently constructed & very impressive dining & public house 'The Strawberry Thief'. This Stylishly Presented END OF TERRACE family home boasts 3 Generous Size Bedrooms, En-suite To The Master Bedroom + Family Bathroom, A Light & Airy, Dual Aspect Living Room, An 'Open Plan' Kitchen/Dining Room, Separate Utility Room, Cloakroom/W.C. & Entrance Hallway. Externally there are front, side & a South Facing Rear Garden, Driveway Parking For C.2 Vehicles Plus A Single Garage. This wonderful property also provides exceptional access to local reputable Schools, the Orbital Retail Park/Shopping Centre, Major Road Links Such As A419, A420, A417, The Great Western Hospital & Junction 15 Of The M4 Motorway. To Fully Appreciate This Amazing Property, MILES BYRON would highly recommend confirming a suitable date/time to view!

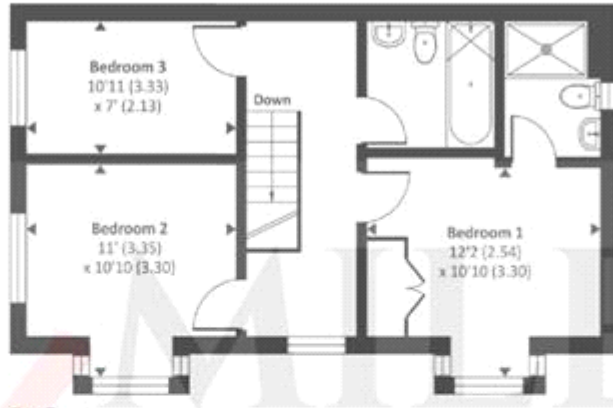
Tenure: Freehold



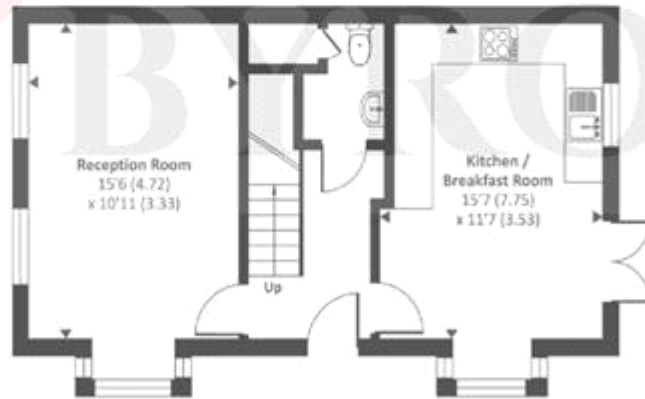
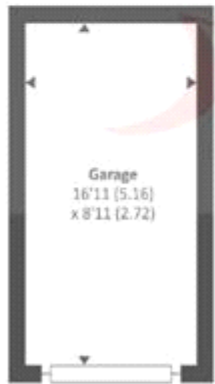
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

Approximate Area = 1115 sq ft / 103.6 sq m (includes garage)

For identification only - Not to scale



First floor



Ground floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©richcom 2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		83	
(69-80) C			
(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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