



Polesdon Avenue, Badbury Park, Coate
Offers Over £330,000

3 DOUBLE BEDROOMS + EN-SUITE + ADDITIONAL BATHROOM & DOWNSTAIRS

CLOAKROOM/W.C., Spacious Kitchen/Dining Room, Separate Utility Room, Living Room, Generous in Size Rear Garden, Driveway + Garage | Freehold

The Hatfield: Built by Messrs: Persimmon Homes in C.2015. MILES BYRON are delighted to offer For Sale this deceptively spacious SEMI DETACHED family home located within the reputable Badbury Park development in Coate. Offering fantastic access to Coate Water Country Park, Old Town and its many amenities, Junction 15 of the M4 Motorway and the Great Western Hospital. This amazing home benefits from having driveway parking and a larger than average single garage. The accommodation briefly comprises: entrance hallway, cloakroom/w.c., sitting room and an open plan kitchen/dining room with a pleasant view over the fully enclosed rear garden. In addition there is a separate utility room which leads from the kitchen area. To the first floor there are THREE DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM AND AN ADDITIONAL FAMILY BATHROOM. Other attributes include PVCu double glazing, gas fired central heating and the remaining N.H.B.C. warranty. 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.



TOTAL AREA: APPROX. 88.4 SQ. METRES (951.1 SQ. FEET)
All figures are for illustrative purposes only and are intended to assist the viewer and reader in the general understanding only. They do not constitute any part of the contract. All figures and dimensions should be verified by the purchaser before completion.



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TOTAL AREA: APPROX. 45.6 SQ. METRES (491.5 SQ. FEET)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		84	
(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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