



Brettingham Gate, Broome Manor
Guide Price £850,000

One of the finest of address' within the Swindon area. Stylishly presented & detached 'New England' style

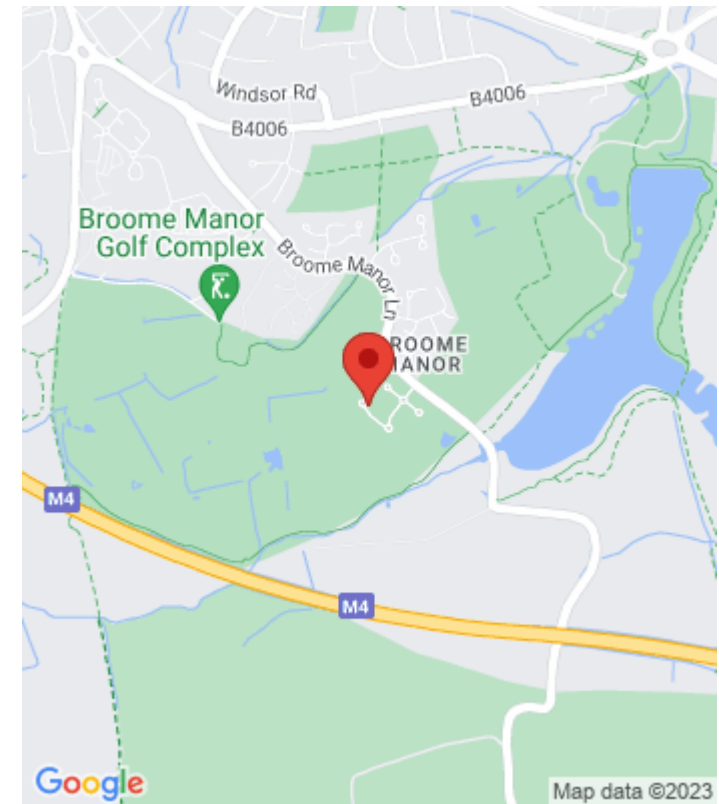
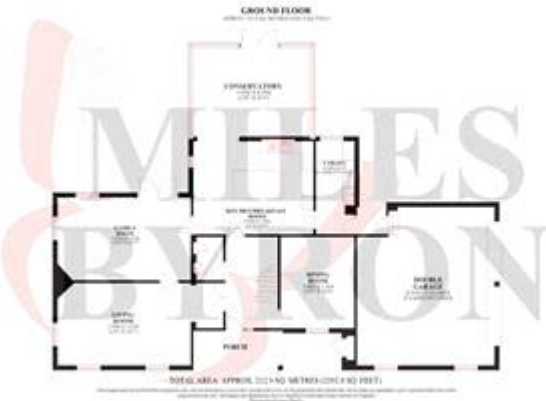
*** PROPERTY RE-LAUNCH - 3 DAY EVENT - FRIDAY 18th, SATURDAY 19th & TUESDAY 22nd AUGUST (All viewings are strictly by appointment only). A unique opportunity to purchase and live within one of the finest of address' within the Swindon area. This stylishly presented, detached 'New England' style family home which is positioned on a substantial size, well tended and enviable plot. This exceptional property provides ample off road parking for numerous vehicles via a large driveway, double garage, three separate reception rooms, kitchen/breakfast room with large preparation island / breakfast bar and large Conservatory/ garden room. In addition there is a separate utility room & W.C. To the first floor there are 4 BEDROOMS, family bathroom and a spacious and refitted en-suite shower room to the master bedroom. To fully appreciate this impressive home, MILES BYRON would highly recommend confirming an appointment to view this beautiful property as soon as possible!

Council Tax Band: G (Swindon Borough Council)
Tenure: Leasehold (959 years)
Ground Rent: £25 per year
Service Charge: £550 per year

family home boasting 4 bedrooms, three separate reception rooms + large conservatory. Positioned on a substantial size & enviable plot. | Leasehold



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		81
(55-68) D	59	
(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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