



**Homington Avenue, Coate, Swindon**  
**Offers Over £390,000**

A DETACHED FAMILY HOME WITH LIVING ACCOMMODATION SITUATED OVER THREE FLOORS

\*\*\* THE PROPERTY OWNERS OF THIS WONDERFUL & STYLISHLY PRESENTED HOME HAVE FOUND & SECURED ANOTHER PROPERTY TO PURCHASE WHICH BENEFITS FROM HAVING NO ONWARD CHAIN! \*\*\*

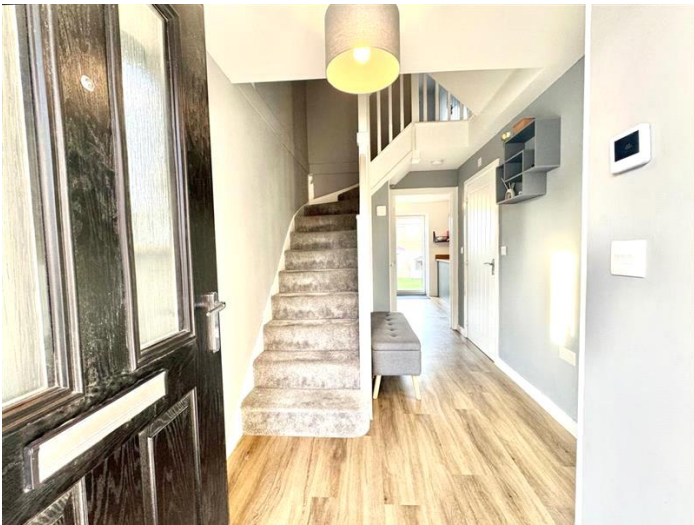
\*\*\* BUILT BY MESSRS 'PERSIMMON HOMES' IN C.2022 \*\*\* A DETACHED FAMILY HOME WITH DECEPTIVELY SPACIOUS LIVING ACCOMMODATION SITUATED OVER THREE FLOORS BOASTING: 4 BEDROOMS, 2 EN-SUITES, A SPACIOUS OPEN PLAN KITCHEN/DINING ROOM + A SEPARATE UTILITY ROOM \*\*\* A WESTERLY FACING & FULLY ENCLOSED REAR GARDEN \*\*\* DRIVEWAY PARKING + SINGLE GARAGE \*\*\* THIS PROPERTY ALSO BENEFITS FROM HAVING THE REMAINING N.H.B.C. WARRANTY.

MILES BYRON are delighted to offer FOR SALE this well presented, modern built home located within the sought after residential area of Coate (East Of Swindon). Providing close proximity to amenities, reputable schools & Coate Water Country Park as well as excellent access to Junction 15 of the M4 Motorway & The Great Western Hospital. To fully appreciate this delightful property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

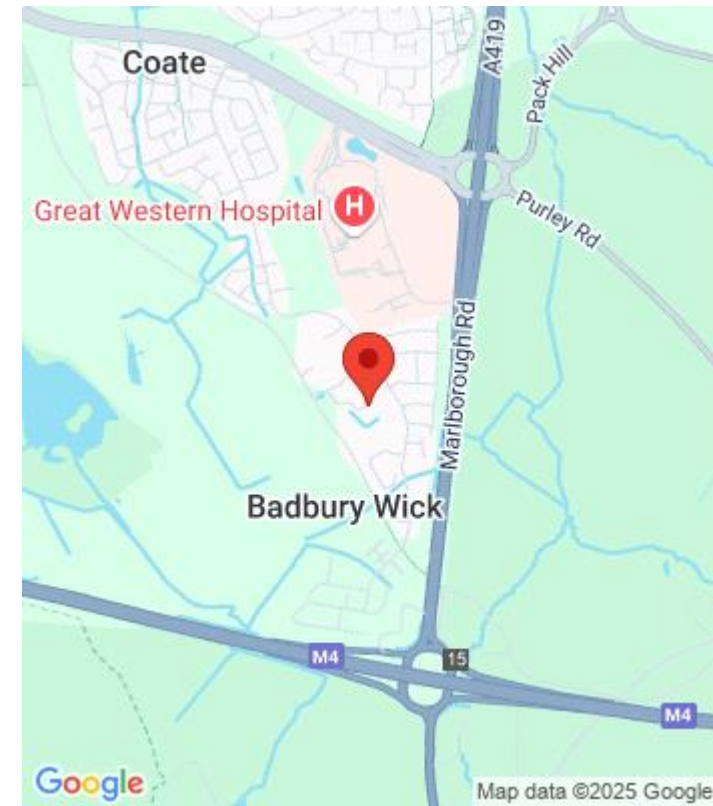
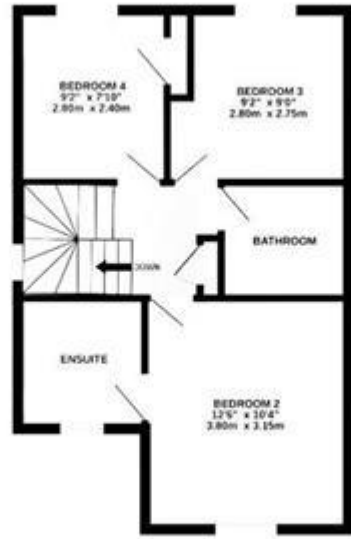
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

**BOASTING: 4 BEDROOMS, 2 EN-SUITES, A SPACIOUS OPEN PLAN KITCHEN/DINING ROOM + A SEPARATE UTILITY ROOM \*\*\* A WESTERLY FACING & FULLY ENCLOSED R.GARDEN, DRIVEWAY + A SINGLE GARAGE. | 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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  
**MILES BYRON Real Estate**  
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