



St. Austell Way, Churchward, Swindon
Offers Over £230,000

2 DOUBLE BEDROOMS + EN-SUITE FACILITY TO THE MAIN BEDROOM. Built in C.2002. It is

*** ALL VIEWINGS TO COMMENCE
FROM: TUESDAY 15TH APRIL 2025

*** GREATLY IMPROVED BY THE
CURRENT OWNER *** ENVIABLE
POSITION WITH PLEASANT FRONT
ASPECT VIEWS

This delightful first-time/investment
END OF TERRACE property boasts: 2
DOUBLE BEDROOMS + EN-SUITE
FACILITY TO THE MAIN BEDROOM.
This property was originally built in
C.2002. It is conveniently located close
by to amenities including the Designer
Outlet Village and the Steam Railway
Museum as well as being within close
proximity / a short walk to both the
Town Centre and the railway station.
Attributes include: double glazing, gas
radiator central heating, driveway
parking + SINGLE GARAGE. The living
accommodation briefly comprises:
entrance hall, cloakroom/W.C., living
room and kitchen/dining room. To the
first floor there are two bedrooms, en-
suite facility to the main bedroom plus
bathroom. Externally there is a fully
enclosed and good size rear garden,
DRIVEWAY PARKING + SINGLE
GARAGE.

Tenure: Freehold
Parking options: Driveway, Garage, Off
Street
Garden details: Enclosed Garden,
Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

conveniently located close by to amenities. Attributes include: double glazing, gas radiator central heating,
downstairs W.C., driveway parking + SINGLE GARAGE. | Freehold **SOLD**



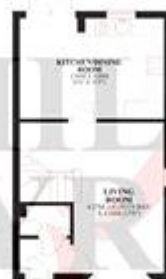
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fixings 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. 50.7 SQ. METRES (543.9 SQ. FEET)

All figures are for information purposes only and are based on current planning and building regulations. All figures are approximate and do not include the area of any external spaces. Plans produced using Plot 2.

GROUND FLOOR
APPROX. 25.4 SQ. METRES (274 SQ. FEET)



TOTAL AREA: APPROX. 50.7 SQ. METRES (543.9 SQ. FEET)

All figures are for information purposes only and are based on current planning and building regulations. All figures are approximate and do not include the area of any external spaces. Plans produced using Plot 2.

FIRST FLOOR
APPROX. 25.4 SQ. METRES (274 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	91
(81-91)	B	
(69-80)	C	71
(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
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com