



**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 STC**



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.



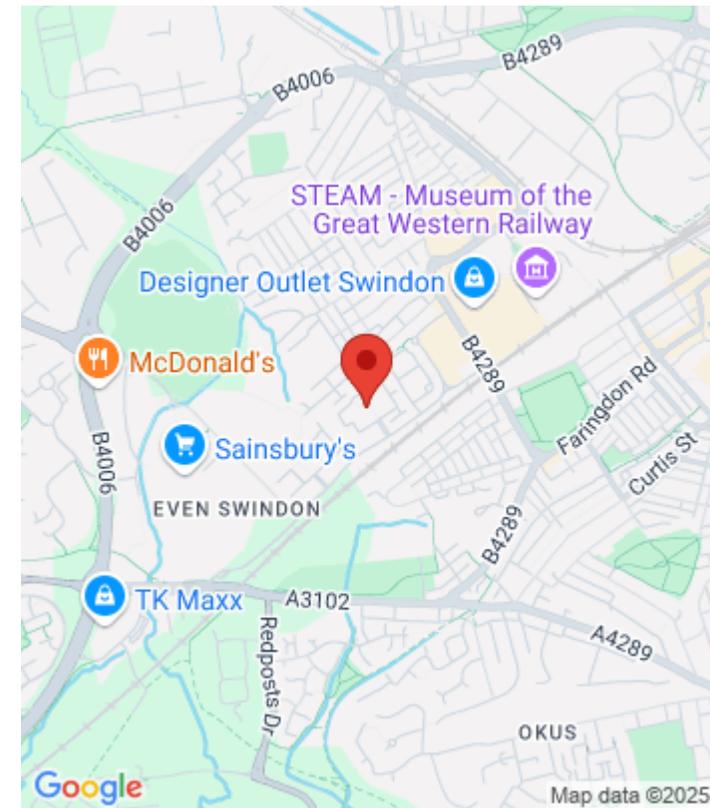
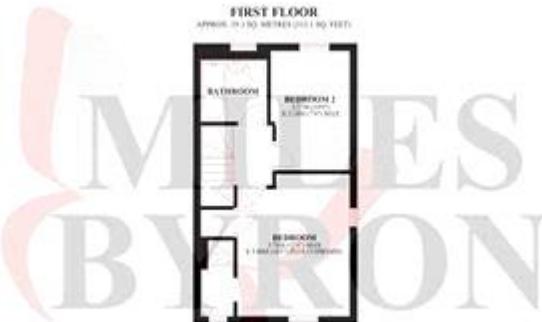
TOTAL AREA: APPROX. 58.7 SQ. METRES (631.9 SQ. FEET)

All figures based on the dimensions provided and are provided to assist in assessing the property and are for guidance only. They do not constitute a guarantee of accuracy. All figures are approximate and are not intended to form part of any contract or agreement. Please contact Miles Byron for more information.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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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