



**Lordswood, Coate, Swindon**  
**Fixed Price £225,000**

\*\*\* FIRST TIME/ELIGIBLE BUYERS ONLY \*\*\* DISCOUNTED PURCHASE SCHEME AT 80% OF THE

\*\*\* FIRST TIME/ELIGIBLE BUYERS ONLY (Terms & Conditions are shown below) \*\*\* DISCOUNTED PURCHASE SCHEME AT 80% OF THE FULL VALUE \*\*\*

\*\*\* ALL VIEWINGS TO COMMENCE FROM: MONDAY - 28TH APRIL 2025 - (Viewing is by appointment only). \*\*\*

MILES BYRON are delighted to offer For Sale this modern & stylishly presented terraced home built by Messrs: Redrow Homes in C.2018 and located within the very sought Badbury Park development in Coate. Attributes include: 2 BEDROOMS (both with an en-suite shower rooms), downstairs cloakroom/W.C., kitchen with a selection of integrated appliances, living/dining room with doors leading into a CONSERVATORY. Externally there is a fully enclosed (SOUTH WESTERLEY) facing rear garden which in turn has a gate providing shared side access. This wonderful home also has the added benefit of having allocated parking for C.2 vehicles which can be found directly in front of the property.

Offering superb access to major road links such as Junction 15 Motorway, A419, A420, The Great Western Hospital, Coate Water Country Park as well as a short commute to both Old Town and the Town Centre.

A Qualifying Purchaser is defined as: Someone who has lived in the Borough for 2+ years, has close relatives (parents, adult children, grandparents or siblings) who have lived in the Borough for 2+ years, is employed in Swindon for more than 24 hours a week, is a member of the Armed Forces or has served in the last 5 years, Has no interest in any other properties.

**FULL VALUE \*\*\*\*\* MILES BYRON** are delighted to offer For Sale this modern & stylishly presented terraced home built by Messrs Redrow Homes in C.2018. | Freehold **SOLD**

They must also:

Have a maximum household income of less than £60,000 per annum, have a household income of greater than £18,000 per annum, have savings of at least £2,500 to cover legal and other costs.

\*\*\* ( APOLOGIES - THIS DISCOUNTED BUYING SCHEME IS NOT AVAILABLE FOR INVESTMENT BUYERS ) \*\*\*

Tenure: Freehold

Parking options: Off Street

Garden details: Enclosed Garden,  
Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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. 42.8 SQ. METRES (457.7 SQ. FEET)

All measurements are for illustrative purposes only and are intended to provide the overall impression. All dimensions and floor levels are not guaranteed to be exact. These plans are intended to give a general indication of the proposed layout only. All design and construction are not intended to be part of any contract or agreement. The producer using Plan 19.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>84</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  
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