



Ballyack Close, Coate, Swindon
Offers Over £260,000

*** NO ONWARD CHAIN *** 2 GOOD SIZE BEDROOMS (BOTH WITH EN-SUITES) *** A MODERN &

*** VIEWINGS TO COMMENCE FROM:
FRIDAY 16TH MAY 2025 ***

STYLISH KITCHEN WITH A SELECTION OF INTEGRATED APPLIANCES **** 2 ALLOCATED PARKING
SPACES *** | Freehold **SOLD STC**

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KITCHEN WITH A SELECTION OF
INTEGRATED APPLIANCES *** 2
ALLOCATED PARKING SPACES ***

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
sliding doors leading to a fully
enclosed and well tended rear garden
which in turn has a gate providing side
access. This wonderful home also has
the added benefit of having allocated
parking for C.2 vehicles.

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.

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 feel and scale for the properties advertised only. These plans are intended to give a general indication of the proposed layout only. All designs and dimensions are not intended to form part of any contract or agreement. They should be used as a guide only.



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