



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

**MILES
BYRON**

*** 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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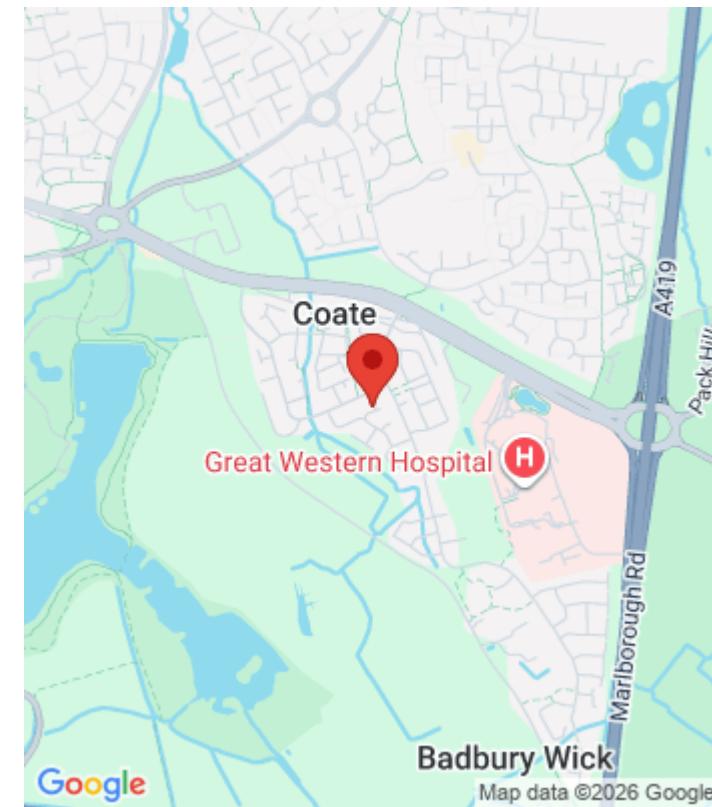
MILES BYRON are delighted to offer For Sale this modern & stylishly presented terraced home built by Messrs: Redrow Homes in C. 2018 and located within the very sought Badbury Park development in Coate. Attributes include: 2 BEDROOMS (both with an en-suite shower rooms), downstairs cloakroom/W.C., kitchen 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		97
(81-91)	B	84	
(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.