



**Barnes Road, Kingsdown, Stratton**  
**Offers Over £325,000**

AN EXCLUSIVE RETIREMENT VILLAGE DEVELOPMENT WHICH HAS BEEN SYMPATHETICALLY

\*\*\* COMPETITIVELY PRICED FOR A KEEN SALE \*\*\*

\*\*\* AN EXCLUSIVE RETIREMENT VILLAGE DEVELOPMENT WHICH HAS BEEN SYMPATHETICALLY DESIGNED & BUILT FOR OVER 55's LIVING \*\*\* THE FORMER SHOW HOME - THE HIGHWORTH (ORIGINALLY PLOT 42). A HIGH SPECIFICATION, DETACHED BUNGALOW BOASTING: 2 DOUBLE BEDROOMS ( BOTH WITH EN-SUITE'S - BUILT IN C. 2023 \*\*\* THE LARGER (C. 880 SQFT / 82 SQ METERS) OF THE BUNGALOW TYPES WITHIN THE DEVELOPMENT WITH UPGRADED FIXTURES & FITTINGS + THE ADDED ADDITION OF A CONSERVATORY \*\*\* OTHER ATTRIBUTES INCLUDE: AN ECO FRIENDLY UNDERFLOOR (WET) HEATING SYSTEM, A SOUTH FACING REAR GARDEN + ALLOCATED PARKING. THERE IS ALSO ACCESS TO A COMMUNITY LOUNGE AREA, AN ON-SITE HAIRDRESSERS & THE USE OF A FITNESS AREA. MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

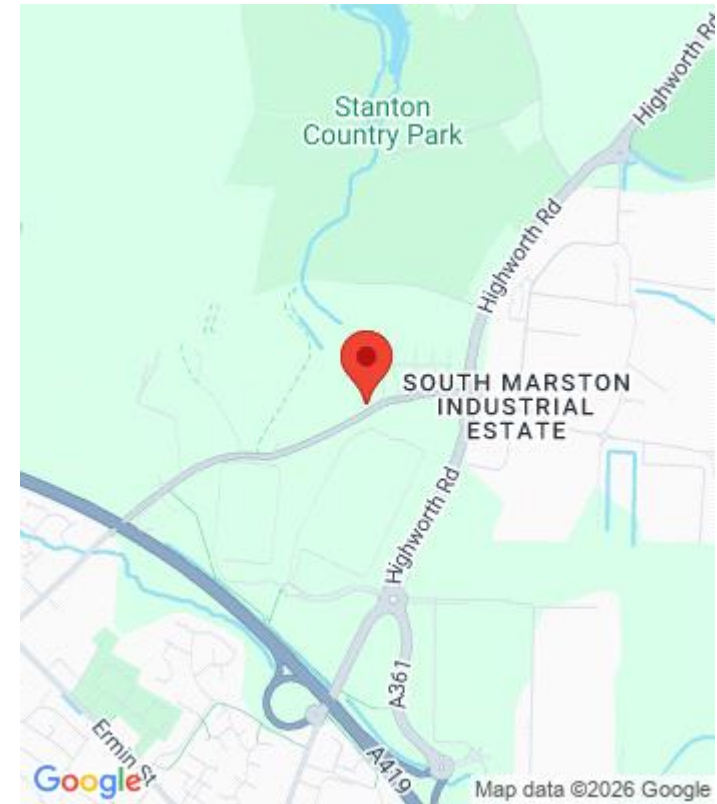
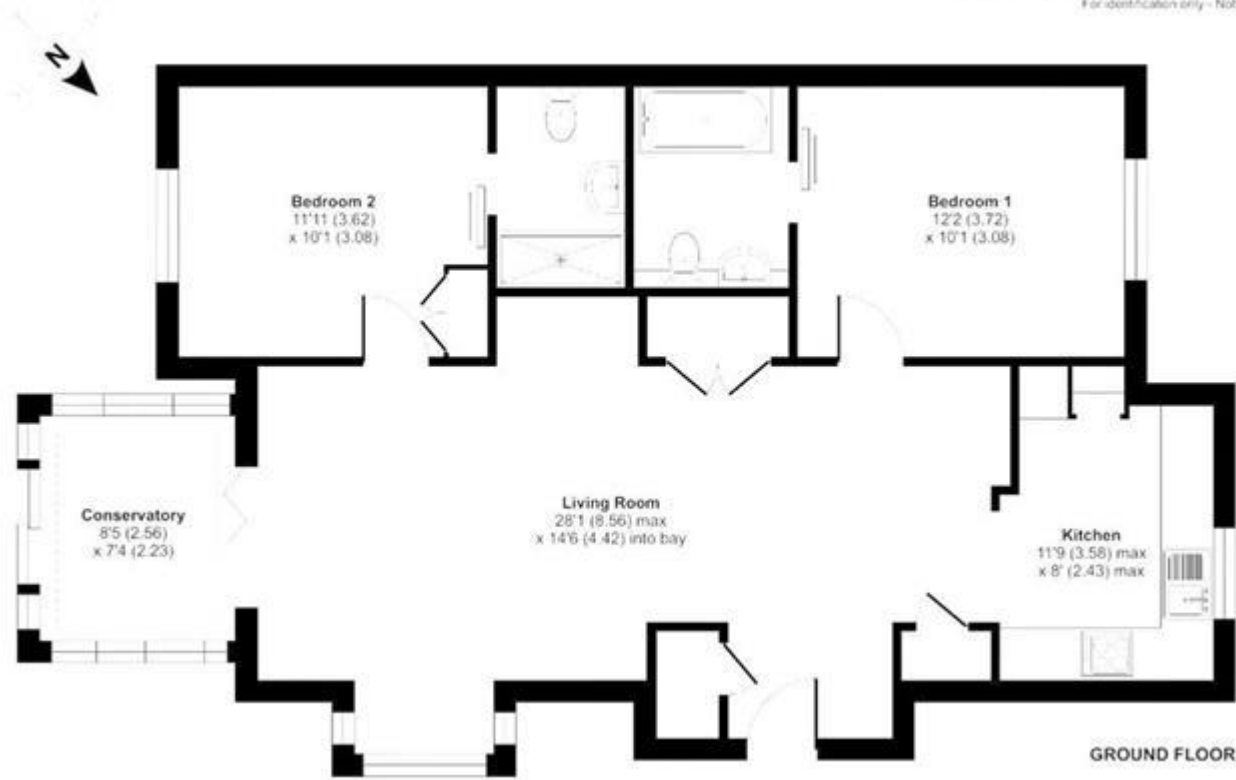
Council Tax Band: D (Swindon Borough Council)  
Tenure: Leasehold (996 years)  
Service Charge: £3,500 per year  
Garden details: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains, Underfloor  
Water supply: Mains  
Sewerage: Mains

DESIGNED & BUILT FOR OVER 55'S LIVING \*\*\* THE FORMER SHOW HOME - THE HIGHWORTH (ORIGINALLY PLOT 42). A HIGH SPECIFICATION, DETACHED BUNGALOW (C. 880 SQFT / 82 SQ METERS) | Leasehold **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/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.

Approximate Area = 883 sq ft / 82 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</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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