



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

AN EXCLUSIVE RETIREMENT VILLAGE DEVELOPMENT WHICH HAS BEEN SYMPATHETICALLY

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

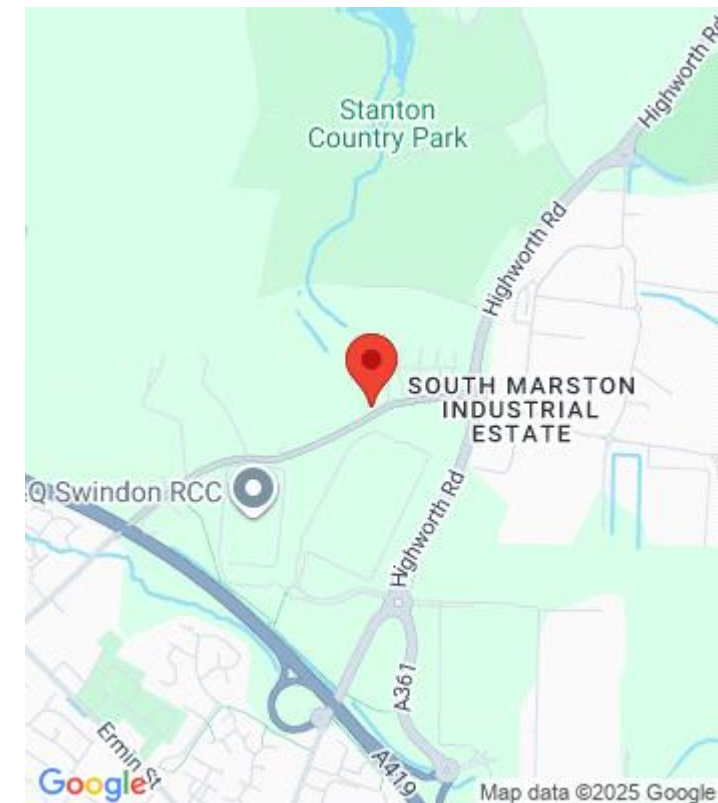
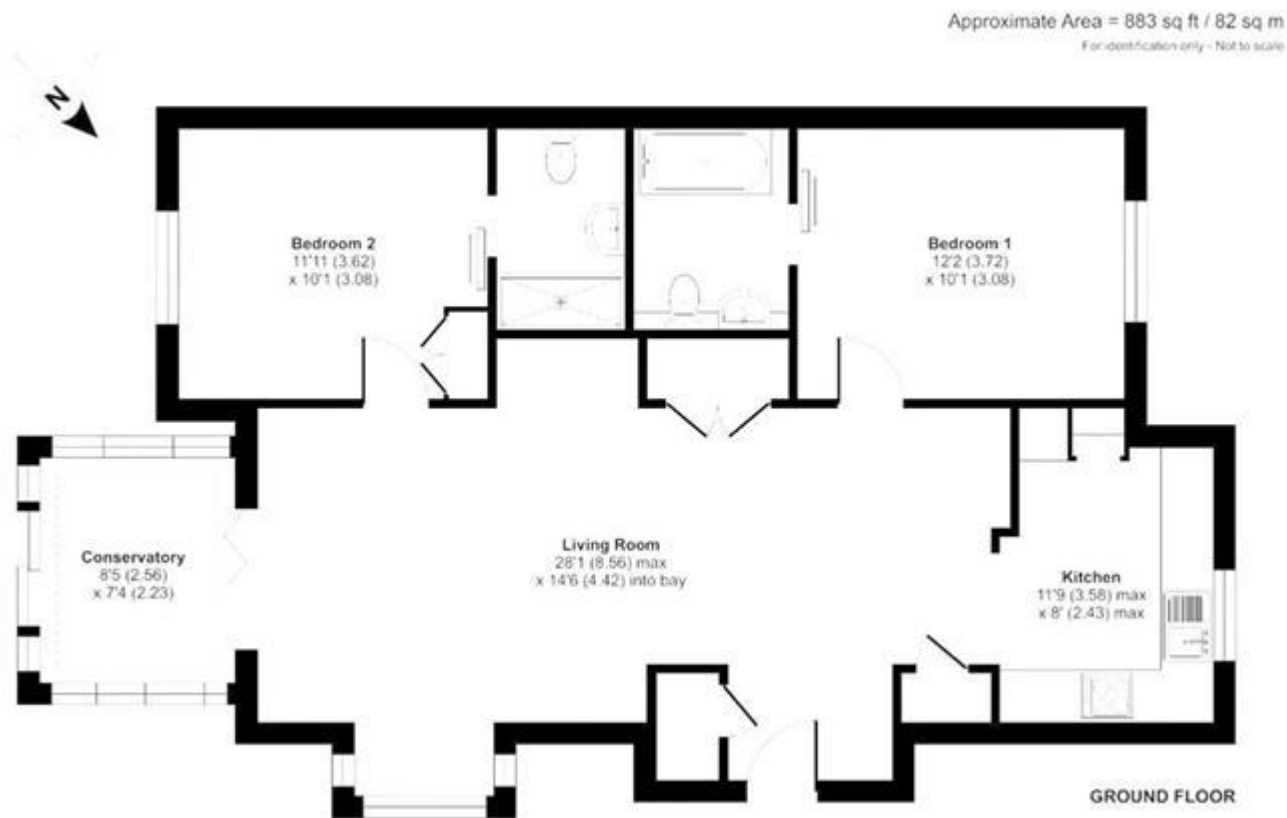
*** AN EXCLUSIVE RETIREMENT
VILLAGE DEVELOPMENT WHICH HAS
BEEN SYMPATHETICALLY DESIGNED
& BUILT FOR OVER 55's LIVING ***
THE FORMER SHOW HOME - THE
HIGHWORTH (ORIGINALLY PLOT 42).
A HIGH SPECIFICATION, DETACHED
BUNGALOW BOASTING: 2 DOUBLE
BEDROOMS (BOTH WITH EN-
SUITE'S - BUILT IN C. 2023 *** THE
LARGER (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 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.



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