



SQUIRES COPSE, PEATMOOR, SWINDON SOLD
OFFERS OVER £310,000 Freehold

NO ONWARD CHAIN *** READY TO MOVE INTO - WELL PRESENTED & MAINTAINED THROUGHOUT *** SOUGHT AFTER WEST SWINDON LOCATION *** A SHORT WALK TO PEATMOOR LAGOON, AMENITIES & REPUTABLE SCHOOLS *** A DETACHED FAMILY HOME SITUATED ON A CORNER PLOT BOASTING A SOUTH FACING REAR GARDEN, DRIVEWAY & SINGLE GARAGE

*** BEING SOLD WITH NO ONWARD CHAIN *** READY TO MOVE INTO - WELL PRESENTED & MAINTAINED THROUGHOUT *** SOUGHT AFTER WEST SWINDON LOCATION *** A SHORT WALK TO PEATMOOR LAGOON, AMENITIES & REPUTABLE SCHOOLS *** A DETACHED FAMILY HOME SITUATED ON A CORNER PLOT BOASTING A FULLY ENCLOSED & SOUTH FACING REAR GARDEN: 3 BEDROOMS WITH AN EN-SUITE TO THE MAIN BEDROOM + AN ADDITIONAL FAMILY SHOWER ROOM *** DRIVEWAY PARKING + SINGLE GARAGE *** IN ADDITION THERE IS AN OPEN PLAN LIVING/ DINING ROOM, KITCHEN, ENTRANCE HALL & CLOAKROOM / W.C.

MILES BYRON are delighted to offer For Sale this modern home located within close proximity to amenities such as West & North Swindon Orbital Shopping Centre & Retail Park and superb access to Junction 16 of the M4 Motorway, the A419, A417 & A420. Both Swindon Town Centre & Old Town is also approximately 4 miles away. To fully appreciate this wonderful home, MILES BYRON would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE!

Council Tax Band: D (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

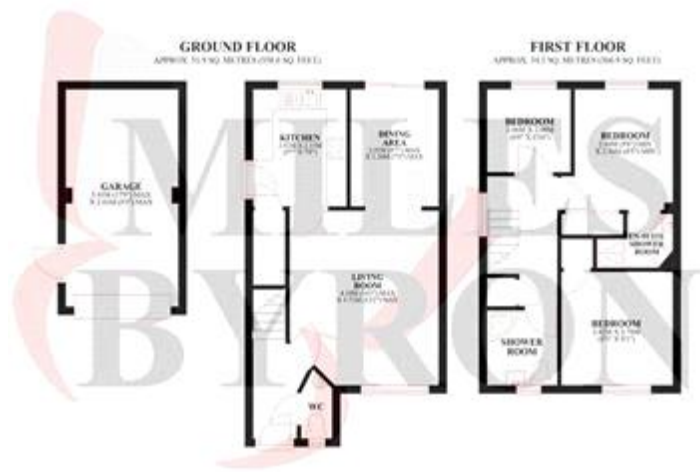
Heating: Gas Mains

Water supply: Mains

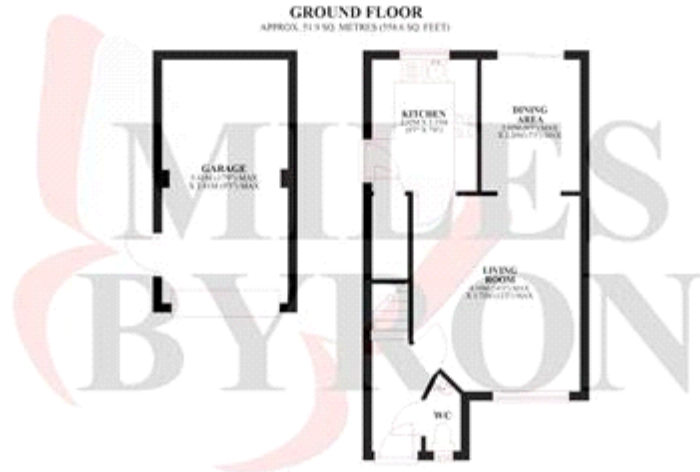
Sewerage: Mains



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TOTAL AREA: APPROX. 86.0 SQ. METRES (925.5 SQ. FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(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.



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.