



CLITCHBURY CLOSE, COATE, SWINDON

SOLD

£325,000 Freehold

BUILT BY MESSRS: PERSIMMON HOMES IN C. 2018 ***
BEING SOLD WITH NO ONWARD CHAIN *** SOUGHT
AFTER EAST SWINDON LOCATION *** CORNER PLOT
POSITION WITHIN A SMALL CUL-DE-SAC ROAD *** CLOSE
PROXIMITY TO MAJOR ROAD LINKS SUCH AS J.15 OF THE
M4 MOTORWAY & THE GREAT WESTERN HOSPITAL ***
DRIVEWAY + GARAGE.

*** IN EXCESS OF 900 SQ FT / 84 SQ METERS OF LIVING SPACE *** BUILT BY MESSRS: PERSIMMON HOMES IN C. 2018 *** BEING SOLD WITH NO ONWARD CHAIN *** SOUGHT AFTER EAST SWINDON LOCATION *** CORNER PLOT POSITION WITHIN A SMALL CUL-DE-SAC ROAD *** CLOSE PROXIMITY TO MAJOR ROAD LINKS SUCH AS J.15 OF THE M4 MOTORWAY & THE GREAT WESTERN HOSPITAL *** DRIVEWAY PARKING + SINGLE GARAGE *** A FULLY ENCLOSED REAR GARDEN BOASTING A WESTERLY FACING ASPECT *** 3 GENEROUS SIZE BEDROOMS WITH AN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM *** LIVING ROOM, AN OPEN PLAN KITCHEN/DINING ROOM + A SEPARATE UTILITY ROOM *** A GROUND FLOOR CLOAKROOM / W.C & A FIRST FLOOR BATHROOM ***

*** TO FULLY APPRECIATE THIS SUPERB FAMILY HOME, MILES BYRON WOULD HIGHLY RECOMMEND CONFIRMING YOUR APPOINTMENT TO VIEW AS SOON AS POSSIBLE ***

Council Tax Band: E (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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		93
(81-91) B	82	
(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.



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.