



**Turnpike Road, Blunsdon, Swindon**  
**Guide Price £310,000**

NO ONWARD CHAIN \* Stunningly Presented Throughout \*\*\* Desirable Blunsdon Location \*\*\* Close

\*\*\* Offered For Sale with NO ONWARD CHAIN \*\*\* Stunningly Presented Throughout \*\*\* Deceptively Spacious \*\*\* Desirable Blunsdon - North Swindon Location \*\*\* Close Proximity To Amenities Including: the Orbital Retail Park, The Blunsdon House Hotel and Leisure Club + David Lloyd, Swindon can also be found close-by \*\*\* Excellent access to major road links such as the A419 leading to the Great Western Hospital, Old Town & The Railway Station, the A417 leading to the heart of the Cotswolds, the A420 leading to Oxfordshire and Junction 15 of the M4 Motorway leading to Reading & London.

MILES BYRON are delighted to market this exceptional & very attractive, bay fronted, Victorian built terraced home which has been greatly improved, tastefully & sympathetically modernised by the current homeowner. Attributes include: a generous in size rear garden, downstairs W.C., a modern first floor bathroom, 3 BEDROOMS, a spacious and open plan living / dining room & a modern kitchen.

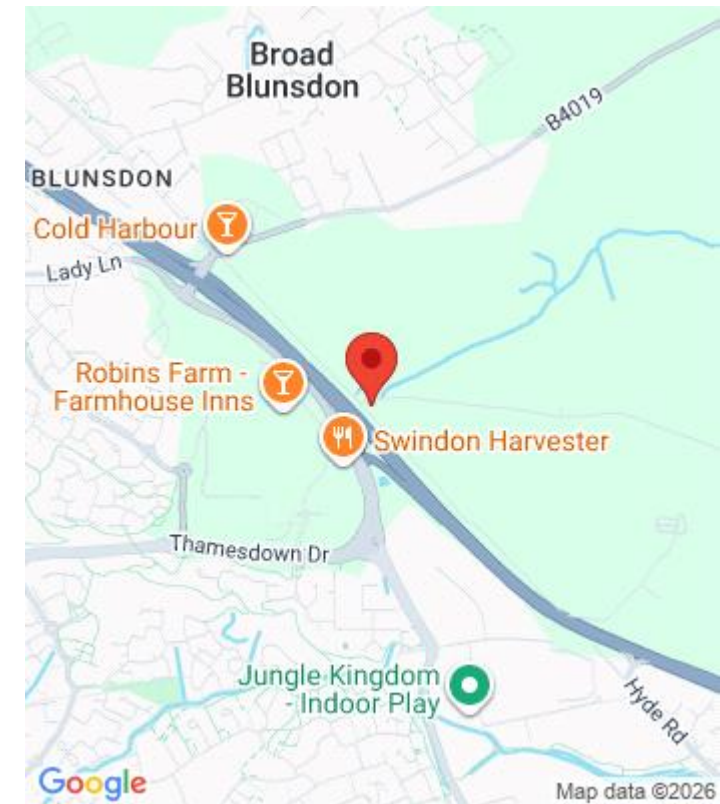
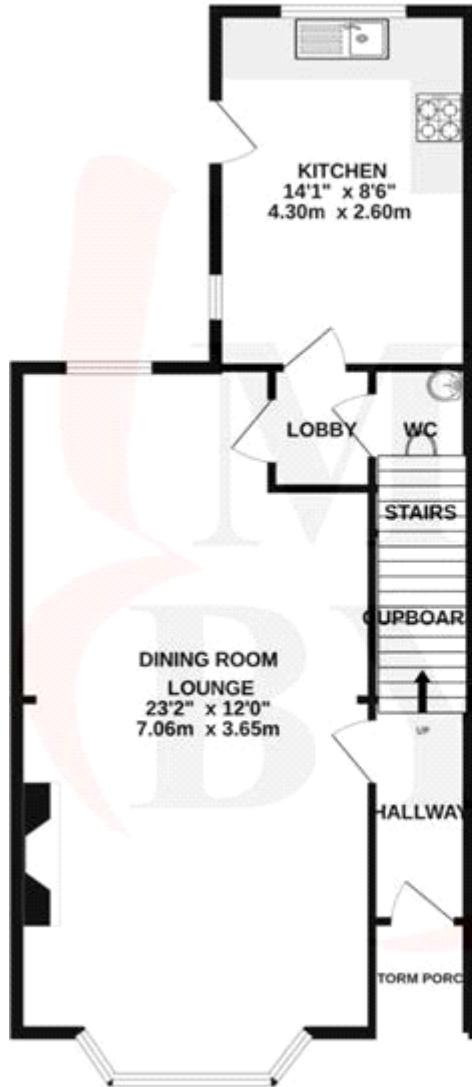
To fully appreciate this beautiful home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

Council Tax Band: C (Swindon Borough Council)  
Tenure: Freehold  
Parking options: On Street  
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Septic Tank

Proximity To Amenities including the Orbital Retail Park, a variety of supermarkets, the Blunsdon House Hotel and Leisure Club & David Lloyd \*\*\* | Freehold **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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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	
		74	81

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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