



**Lynmouth Road, Churchward, Swindon**  
**£335,000**

CLOSE PROXIMITY TO SWINDON'S DESIGNER OUTLET VILLAGE & A SHORT WALK TO THE

\*\*\* BUILT BY MESSRS: BARRATT  
HOMES IN C. 2003 \*\*\* 1300 SQ FT /  
121 SQ METERS OF SPACE  
(INCLUDING GARAGE).

\*\*\* CENTRAL LOCATION - CLOSE  
PROXIMITY TO AMENITIES  
INCLUDING: SWINDON'S DESIGNER  
OUTLET VILLAGE & A SHORT WALK  
TO THE RAILWAY STATION \*\*\*  
SPACIOUS & VERSATILE LIVING  
ACCOMMODATION SITUATED OVER 3  
FLOORS \*\*\* 4 BEDROOMS \*\*\* EN-  
SUITE SHOWER ROOM TO THE MAIN  
BEDROOM (SECOND FLOOR) &  
GUEST BEDROOM (GROUND  
FLOOR), 'JACK & JILL' BATHROOM TO  
THE SECOND FLOOR + FIRST  
FLOOR W.C. & DOWNSTAIRS  
CLOAKROOM/W.C. \*\*\* SEPARATE  
UTILITY ROOM TO THE GROUND  
FLOOR \*\*\* A SPACIOUS LIVING ROOM  
& AN IMPRESSIVE 'OPEN PLAN' &  
SOCIABLE KITCHEN/DINING ROOM  
SPACE (TO THE FIRST FLOOR) \*\*\*  
PERSONAL DOOR INTERNALLY  
LEADING TO AN INTEGRAL SINGLE  
GARAGE \*\*\* BLOCK PAVED  
DRIVEWAY PROVIDING OFF STREET  
PARKING FOR C.2 VEHICLES \*\*\* A  
PROFESSIONALLY LANDSCAPED,  
SOUTH FACING, REAR GARDEN  
WITH GATE PROVIDING SIDE  
ACCESS \*\*\*

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

AGENTS NOTE: THERE IS AN  
ESTATE/MANAGEMENT CHARGE OF  
APPROXIMATELY £110.00 PER  
ANNUM.

Council Tax Band: D (Swindon  
Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off

**RAILWAY STATION \*\*\*\*\* SPACIOUS & VERSATILE LIVING ACCOMMODATION SITUATED OVER 3  
FLOORS \*\*\* 4 BEDROOMS \*\*\* EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM & GUEST  
BEDROOM, DRIVEWAY + GARAGE | Freehold**

Street

Garden details: Enclosed Garden,  
Rear Garden

Electricity supply: Mains

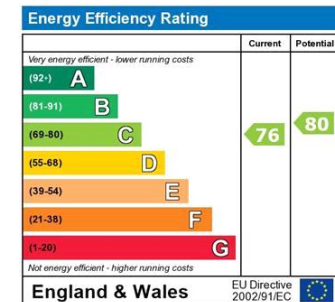
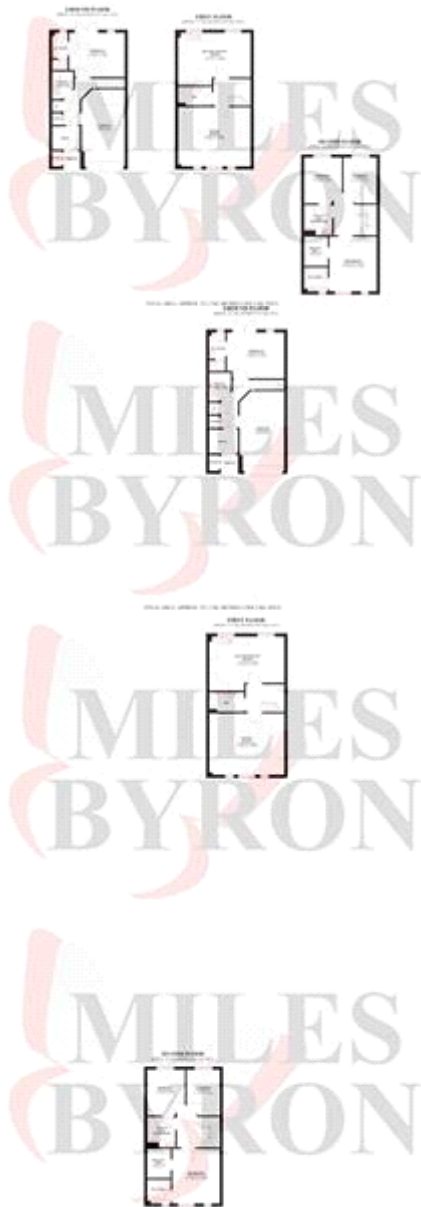
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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.



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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