



**Brean Road, Blunsdon St. Andrew, Swindon**  
**Offers Over £210,000**

THE PERFECT FIRST-TIME PURCHASE \* POPULAR NORTH SWINDON LOCATION \* GARAGE +

\*\*\* THE PERFECT FIRST-TIME  
PURCHASE \*\*\* POPULAR NORTH  
SWINDON LOCATION \*\*\* GARAGE  
WITH PLUMBING, POWER,  
LIGHTING, AND THE ADDED  
ADDITION OF AN EV CHARGER +  
ALLOCATED PARKING SPACE \*\*\*  
CLOSE PROXIMITY TO AMENITIES &  
SUPERB ACCESS TO MAJOR ROAD  
LINKS \*\*\* 2 DOUBLE BEDROOMS +  
BATHROOM \*\*\* SOCIABLE OPEN  
PLAN LIVING/DINING/KITCHEN AREA  
\*\*\*

\*\*\* TO FULLY APPRECIATE THIS  
DELIGHTFUL STARTER OR DOWN-  
SIZING HOME, MILES BYRON WOULD  
HIGHLY RECOMMEND CONFIRMING  
YOUR APPOINTMENT TO VIEW AS  
SOON AS POSSIBLE \*\*\*

\*\*\* AGENTS NOTE: THE SELLER OF  
THIS PROPERTY HAS FOUND A  
PROPERTY OF INTEREST TO  
PURCHASE WHICH HAS THE ADDED  
BENEFIT OF HAVING NO ONWARD  
CHAIN! \*\*\*

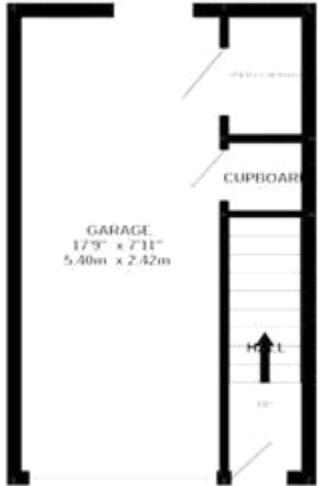
Council Tax Band: C (Swindon  
Borough Council)  
Tenure: Leasehold (979 years)  
Ground Rent: £383 per year  
Service Charge: £600 per year  
Parking options: Garage, Off Street  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

ALLOCATED PARKING SPACE \* CLOSE PROXIMITY TO AMENITIES & SUPERB ACCESS TO MAJOR  
ROAD LINKS \* 2 DOUBLE BEDROOMS + BATHROOM \* SOCIABLE OPEN PLAN  
LIVING/DINING/KITCHEN AREA \* | Leasehold

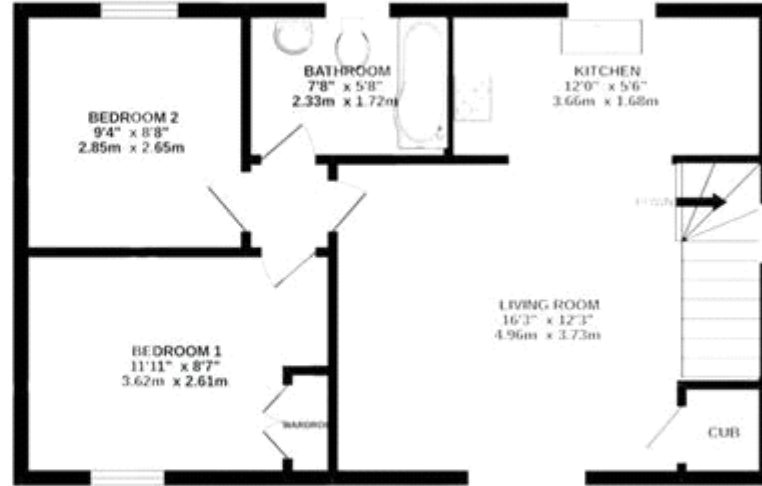


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fitings 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.

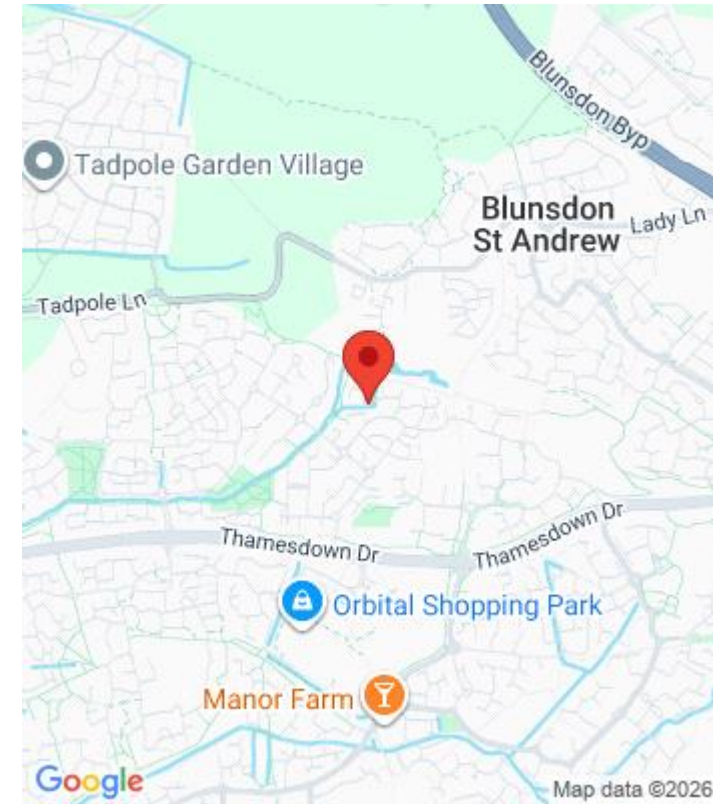
FLOOR PLAN  
257 sq ft (23.9 sq m) approx



FLOOR PLAN  
429 sq ft (39.7 sq m) approx



TOTAL FLOOR AREA: 696 sq ft (64.7 sq m) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	77	77
(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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)