



Culbone Road, East Wichel, Swindon
Offers Over £350,000

NO ONWARD CHAIN * 3 Good Size Bedrooms + En-Suite To The Main Bedroom * Driveway Parking For

*** Offered FOR SALE with NO ONWARD CHAIN *** 3 Good Size Bedrooms + En-Suite To The Main Bedroom *** Driveway Parking For C. 2 Vehicles + A Single Garage.

THE YEWDAL: BUILT IN C. 2016 BY MESSRS: TAYLOR WIMPEY HOMES *** A MUST VIEW FAMILY SIZED HOME *** 3 BEDROOMS + EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM *** CLOSE PROXIMITY TO AMENITIES SUCH AS WAITROSE SUPERMARKET, HALL & WOODHOUSE PUB AND DINING AS WELL AS BEING LOCATED WITHIN CLOSE PROXIMITY TO OLD TOWN, WROUGHTON AND ROYAL WOOTTON BASSETT. THIS PROPERTY IS ALSO CONVENIENTLY LOCATED WITHIN A SHORT COMMUTE TO MAJOR ROAD LINKS SUCH AS JUNCTION 15 & 16 OF THE M4 MOTORWAY, REPUTABLE PRIMARY & SECONDARY SCHOOLS AS WELL AS LARGE COMPANIES IN SWINDON FOR EMPLOYMENT SUCH AS NATIONWIDE HQ, INTEL & AMAZON.

To fully appreciate this impressive home, MILES BYRON would highly recommended arranging your appointment to VIEW AS SOON AS POSSIBLE!

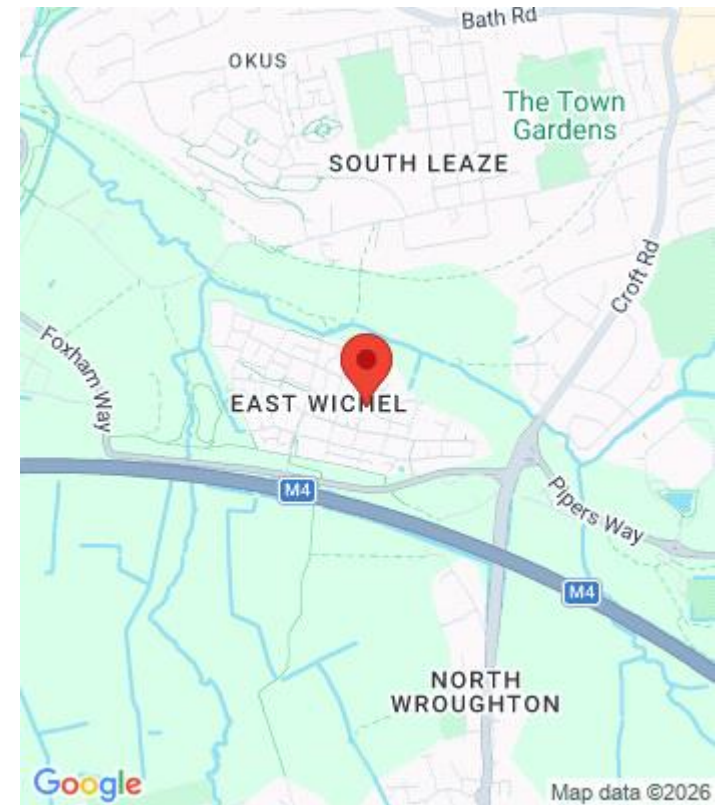
Council Tax Band: D (Swindon Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

C. 2 vehicles + A Single Garage. BUILT IN C. 2016 BY TAYLOR WIMPEY HOMES " A MUST VIEW FAMILY SIZED HOME * 3 BEDROOMS + EN-SUITE SHOWER ROOM TO THE MAIN BEDROOMS |

Freehold



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-) A		92
(81-91) B		
(69-80) C	81	
(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
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