



Rockley Close, Coate, Swindon
Guide Price £259,500

2 DOUBLE BEDROOMS + BATHROOM *** DOWNSTAIRS CLOAKROOM/W.C., A MODERN & STYLISH

*** THE PERFECT FIRST-TIME PURCHASE *** 2 DOUBLE BEDROOMS + BATHROOM *** DOWNSTAIRS CLOAKROOM/W.C., A MODERN & STYLISH KITCHEN WITH A SELECTION OF INTEGRATED APPLIANCES, DRIVEWAY PARKING FOR C. 2 - 3 VEHICLES + A LARGER THAN AVERAGE REAR GARDEN FOR THE AREA WHICH BOASTS A WESTERLY FACING & PRIVATE ASPECT

KITCHEN WITH A SELECTION OF INTEGRATED APPLIANCES, DRIVEWAY PARKING FOR C. 2 - 3 VEHICLES + A LARGER THAN AVERAGE REAR GARDEN FOR THE AREA WHICH BOASTS A WESTERLY FACING ASPECT | Freehold **SOLD STC**

MILES BYRON are delighted to offer For Sale this modern & stylishly presented terraced home built by Messrs: Redrow Homes in C. 2019 and located within the very sought after Badbury Park development in Coate.

Offering superb access to major road links such as Junction 15 Motorway, A419, A420, The Great Western Hospital, Coate Water Country Park as well as a short commute to both Old Town and the Town Centre.

AGENTS NOTE: There is a C. £170.00 per annum charge/fee for the estate management company. This is a contribution that all residents pay within the local development to maintain the local grounds.

PLEASE NOTE: The homeowners of this delightful property have successfully found a suitable property to purchase which has the added benefit of having NO ONWARD CHAIN.

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

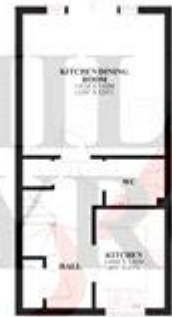


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

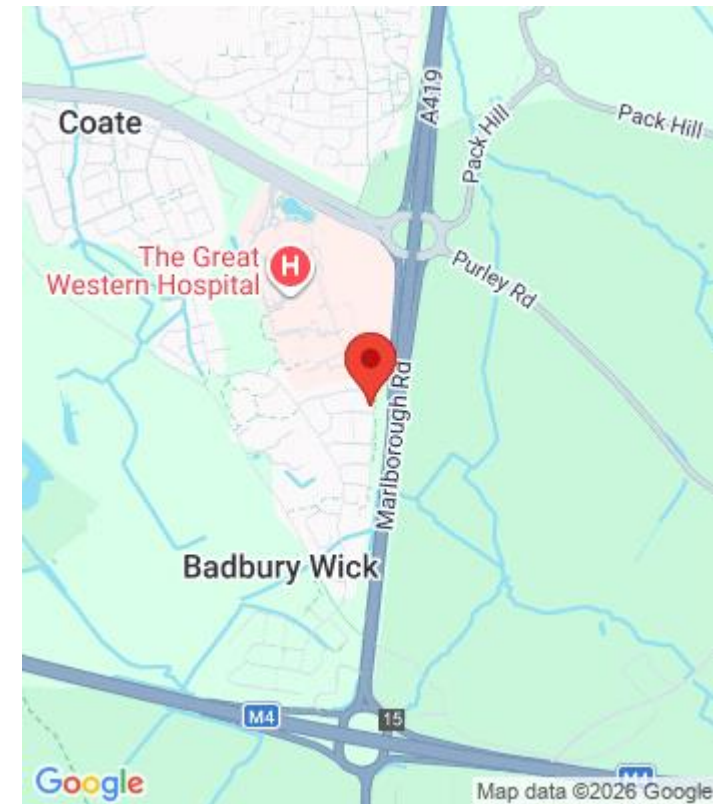


TOTAL AREA: APPROX. 59.3 SQ. METRES (638.3 SQ. FEET)

GROUND FLOOR
APPROX. 29.3 SQ. METRES (638.3 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		97
(81-91) B		
(69-80) C	83	
(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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