



**Rockley Close, Coate, Swindon**  
**Offers Over £265,000**

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

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

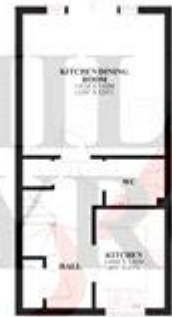


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



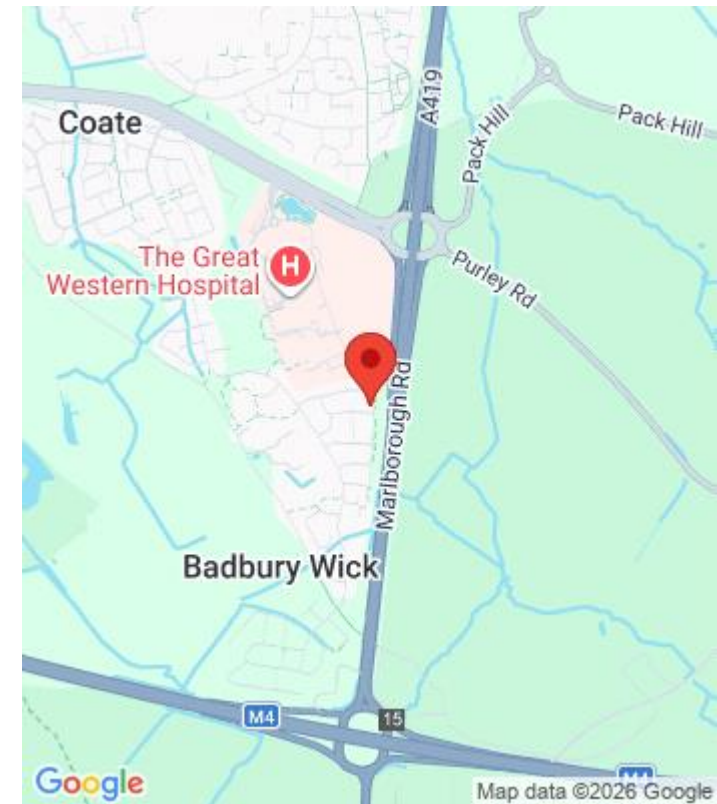
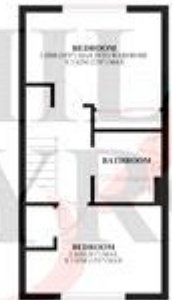
TOTAL AREA: APPROX. 59.3 SQ. METRES (638.3 SQ. FEET)

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



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

**FIRST FLOOR**  
APPROX. 30.0 SQ. METRES (649.9 SQ. FEET)



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

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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