



Homeleaze, Croft Road, Old Town, Swindon
Guide Price £550,000

NO ONWARD CHAIN * A DESIRABLE LOCATION & A MODERN CUL-DE-SAC POSITION * 4

*** VIEWINGS TO COMMENCE FROM:
SATURDAY 30TH MAY ***

*** Built by Taylor Wimpey Homes in C.
2021 *** Being SOLD with NO
ONWARD CHAIN *** A DESIRABLE
LOCATION & A MODERN CUL-DE-
SAC POSITION *** 4 GREAT SIZE
BEDROOMS WITH AN EN-SUITE
SHOWER ROOM & WALK-THROUGH
DRESSING AREA TO THE MAIN
BEDROOM *** TWO SPACIOUS
RECEPTION ROOMS *** A LARGE,
OPEN PLAN
KITCHEN/DINING/BREAKFAST ROOM
*** A FULLY ENCLOSED & PRIVATE
REAR GARDEN *** DOUBLE WITH
DRIVEWAY PROVIDING OFF STREET
PARKING FOR C. 4 VEHICLES + A
DOUBLE GARAGE ***

This property provides excellent
access to both Old Town and the
desirable village of Wroughton and its
amenities and is located within close
proximity to the beautiful Town
Gardens. In addition there is superb
access to regular public transport,
reputable schools, the Great Western
Hospital, Nationwide HQ & Junction 15
of the M4 Motorway.

To fully appreciate this exceptional
home, MILES BYRON would highly
recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE.

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

**BEDROOMS + AN EN-SUITE SHOWER ROOM & WALK-THROUGH DRESSING AREA TO THE MAIN
BEDROOM * 2 RECEPTION ROOMS * A LARGE OPEN PLAN KITCHEN/DINING/BREAKFAST ROOM *
DRIVEWAY & DOUBLE GARAGE. | 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		93
(81-91) B	85	
(69-80) C		
(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.