



**Watercrock Mews, Westlea, Swindon**  
**£215,000**

THE PERFECT FIRST-TIME PURCHASE \* A FULLY ENCLOSED REAR GARDEN \* 2 GOOD SIZE

A MUST VIEW HOME - THE PERFECT FIRST-TIME PURCHASE \*\*\* BUILT BY MESSRS: KING HOMES IN THE LATE C.1980's \*\*\* A FULLY ENCLOSED REAR GARDEN \*\*\* 2 GOOD SIZE BEDROOMS \*\*\* AN OPEN PLAN KITCHEN/DINING ROOM, CONSERVATORY, ENTRANCE PORCH, LIVING ROOM & A FIRST FLOOR BATHROOM \*\*\* EXTERNALLY THERE IS OFF STREET PARKING FOR C. 2 VEHICLES WHICH CAN BE FOUND DIRECTLY IN FRONT OF THE PROPERTY \*\*\* ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING AND GAS RADIATOR CENTRAL HEATING.

MILES BYRON are delighted to offer For Sale this terraced home located towards the end of a popular cul-de-sac road in Westlea in West Swindon.

Conveniently located and within a short walk to amenities such as Asda supermarket, the Link Centre which includes an ice rink and other leisure facilities and Shaw Ridge Leisure Park which includes Tenpin Bowling and other amenities situated close by.

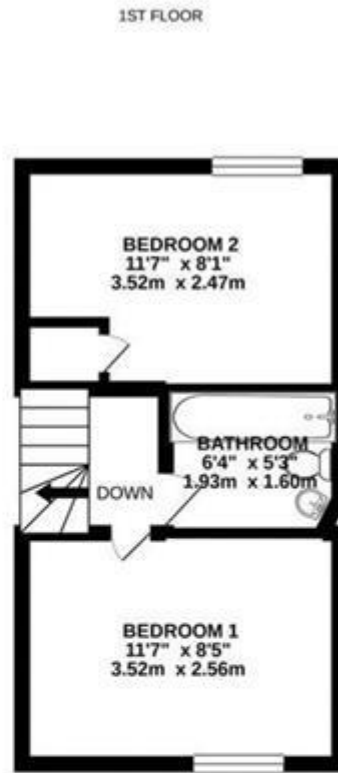
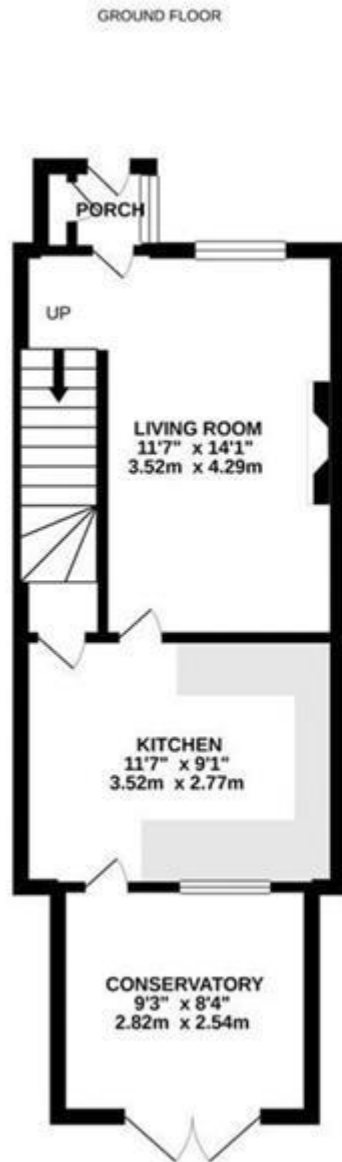
This wonderful home also offers excellent access to reputable schools, Lydiard Country Park, major road links such as the Great Western Way, the A419, A417 & JUNCTION 16 OF THE M4 MOTORWAY.

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

**BEDROOMS \* AN OPEN PLAN KITCHEN/DINING ROOM, ENTRANCE PORCH, LIVING ROOM & A FIRST FLOOR BATHROOM \* EXTERNALLY THERE IS OFF STREET PARKING | 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		86
	72	
<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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