



## **SOUTH STREET, OLD TOWN, SWINDON**

**£375,000** Freehold

A stunningly presented & lovingly maintained COTTAGE which offers a wealth of character & charm throughout. Located within the heart of Old Town and on the 'door step' to amenities, reputable schools & the beautiful Town Gardens and boasting: 3 DOUBLE BEDROOMS & DRIVEWAY PARKING FOR C. 2-3 VEHICLES.

Welcome to Porkys Retreat, South Street, Swindon. MILES BYRON are honoured to be marketing this unique opportunity to purchase this stunningly presented & lovingly maintained COTTAGE which offers a wealth of character and charm throughout. Located within the heart of Old Town and on the 'door step' to amenities, reputable schools and the beautiful Town Gardens and boasting: DRIVEWAY PARKING FOR C. 2 - 3 VEHICLES, A BEAUTIFULLY TENDED SOUTH FACING FRONT GARDEN + A PRIVATE & FULLY ENCLOSED GARDEN. In addition there is a fully enclosed rear courtyard garden. Other attributes include: A front entrance porch which has a 'WOW' factor, bespoke shutters on a variety of windows throughout the property, A CELLAR (perfect storage space) leading down from the kitchen, a wide variety of period features, a wood burning fire in the main living area, downstairs W.C. & shower room. To the first floor there are: 3 DOUBLE BEDROOMS + EN-SUITE SHOWER ROOM to the main bedroom.

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

Council Tax Band: C (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

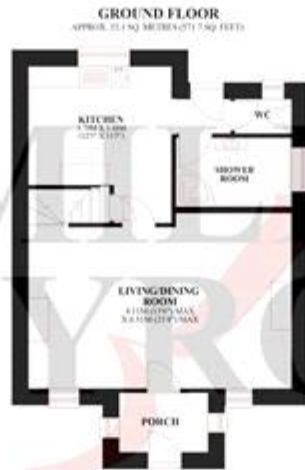


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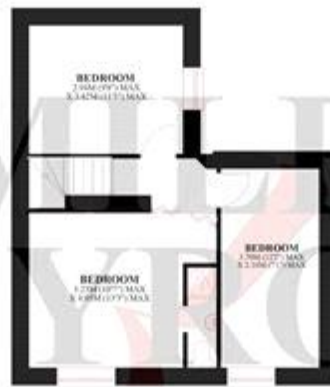
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TOTAL AREA: APPROX. 92.0 SQ. METRES (989.9 SQ. FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



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.