



Homeleaze, Old Town, Swindon
Offers Over £425,000

* NO CHAIN * POPULAR & QUIET CUL-DE-SAC LOCATION * A DETACHED FAMILY HOME WITH 4

*** NO ONWARD CHAIN *** A MUST
VIEW HOME *** A SOUGHT AFTER,
MODERN & QUIET CUL-DE-SAC
LOCATION *** A DETACHED FAMILY
HOME BOASTING: 4 BEDROOMS.
ORIGINALLY BUILT IN C. 2021 BY
MESSRS: TAYLOR WIMPEY HOMES
*** REMAINING N.H.B.C WARRANTY

*** AN ENVIABLE POSITION WITH
BEAUTIFUL, IMPRESSIVE &
ENJOYABLE OPEN COUNTRYSIDE
FRONT ASPECT VIEWS *** DRIVEWAY
PARKING + SINGLE GARAGE ***
OTHER ATTRIBUTES INCLUDE: AN
OPEN PLAN KITCHEN/DINING ROOM
+ A SEPARATE UTILITY AREA + LIVING
ROOM, ENTRANCE HALLWAY &
CLOAKROOM/W.C.. TO THE FIRST
FLOOR THERE ARE FOUR
BEDROOMS, EN-SUITE SHOWER
ROOM TO THE MAIN BEDROOM + A
FAMILY BATHROOM.

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: E (Swindon
Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off
Street
Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains
Heating: Gas Mains

**BEDROOMS. ORIGINALLY BUILT IN C. 2021 BY MESSRS: TAYLOR WIMPEY HOMES " REMAINING
N.H.B.C WARRANTY * AN ENVIABLE POSITION WITH BEAUTIFUL, IMPRESSIVE OPEN
COUNTRYSIDE VIEWS | Freehold**

Water supply: Mains
Sewerage: Mains

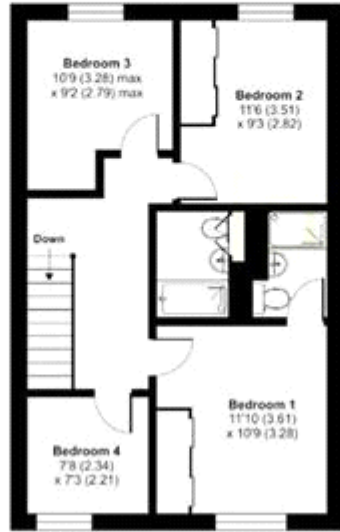


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

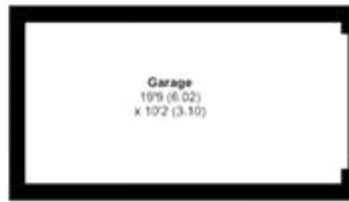
Approximate Area = 1166 sq ft / 108.3 sq m
 Garage = 201 sq ft / 18.7 sq m
 Total = 1367 sq ft / 127 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		94
(81-91) B	84	
(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.



Viewing by appointment only
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