



Exmouth Street, Old Town, Swindon
£265,000

OFF STREET PARKING TO THE REAR ASPECT *** 3 BEDROOMS *** GROUND FLOOR BATHROOM



*** VIEWINGS TO COMMENCE FROM:
SATURDAY 4TH JULY ***

*** THE PERFECT PURCHASE FOR A
FIRST-TIME, FAMILY, UP OR DOWN-
SIZE HOME *** POPULAR OLD TOWN
LOCATION *** OFF STREET PARKING
TO THE REAR ASPECT *** 3
BEDROOMS *** GROUND FLOOR
BATHROOM + FIRST FLOOR W.C. ***
A SPACIOUS, OPEN PLAN LIVING /
DINING ROOM WITH A WOOD
BURNING FIRE & KITCHEN /
BREAKFAST ROOM.

IN ADDITION, THIS DELIGHTFUL
HOME HAS THE ADDED BENEFIT OF
HAVING A VERY USEFUL LOFT
SPACE WHICH IS PERFECT FOR
STORAGE AND / OR OFFERS THE
POTENTIAL TO IMPROVE & CREATE
FURTHER LIVING ACCOMMODATION
(S.T.P.P.). THE HOMEOWNER IS
CURRENTLY UTILISING THE SPACE
AS A STUDY AREA FOR EXAMPLE.

CENTRALLY & CONVENIENTLY
LOCATED BETWEEN SWINDON OLD
TOWN & THE TOWN CENTRE.

TO FULLY APPRECIATE THIS
STYLISHLY PRESENTED HOME,
MILES BYRON WOULD HIGHLY
RECOMMEND CONFIRMING YOUR
APPOINTMENT TO VIEW AS SOON AS
POSSIBLE.

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

+ FIRST FLOOR W.C. *** A SPACIOUS, OPEN PLAN LIVING / DINING ROOM WITH A WOOD BURNING
FIRE & KITCHEN / BREAKFAST ROOM. CENTRALLY LOCATED BETWEEN OLD TOWN & THE TOWN
CENTRE | 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.



Viewing by appointment only
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