



Axford Close, Coate, Swindon
Offers Over £500,000

4 BEDROOMS, A Small, Modern & Quiet Cul-De-Sac Position Consisting Of Only 6 Executive Family

*** Viewings To Commence From:
Saturday - 11th July ***

Homes " NO ONWARD CHAIN " AN ENVIABLE POSITION Boasting Far Reaching views Over Open Countryside * A Fully Enclosed Rear Garden, Driveway Parking & Single Garage | Freehold

Shaftesbury - Heritage Collection (Built
By Messrs Redrow Homes in C. 2019)

*** A Small, Modern & Quiet Cul-De-
Sac Position Consisting Of Only 6
Executive Detached Family Homes ***
Offered FOR SALE with NO ONWARD
CHAIN *** 4 BEDROOMS *** An

Enviably Position Boasting: Far
Reaching Views Over Open
Countryside From A Selection Of The
First Floor Rooms Within The Property
*** A Fully Enclosed & Well Tended
Rear Garden With A Gate Leading To
The Driveway. Providing Off Street
Parking For C. 2 Vehicles + A Single
Garage. *** Offering Superb Access To
Amenities, Reputable Schools, Major
Road Links Such As J.15 Of The M4
Motorway & The Great Western
Hospital *** This Delightful Home Also
Benefits From Having The Remaining
C. 3 Years Of The N.H.B.C. Warranty

The Light, Airy & Deceptively Spacious
Living Accommodation Briefly
Comprises: Entrance Hallway,
Cloakroom/W.C., A Dual Aspect Living
Room, An Open Plan & Very Sociable
Kitchen/Dining/Breakfast Room + A
Separate Utility Room. To The First
Floor There Are 4 Generous In Size
BEDROOMS, En-Suite Shower Room
To The Main Bedroom & A Family
Bathroom.

*** To Fully Appreciate The Wonderful
Home, MILES BYRON Would
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,

Rear Garden
Electricity supply: Mains
Heating: Gas Mains
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 = 1452 sq ft / 134.8 sq m
 Garage = 208 sq ft / 19.3 sq m
 Total = 1660 sq ft / 154.1 sq m
 For identifications only - Not to scale



Shaftebury

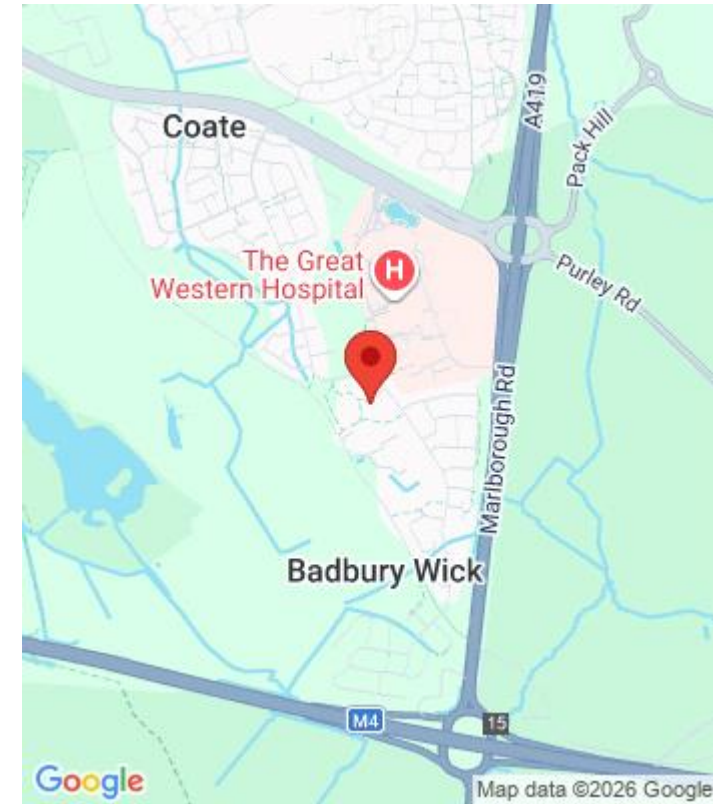


*** RESIDENT GUIDE ***

The Shaftebury is the epitome of Heritage Collection style, packed with Arts and Crafts architecture on the outside, and full of life and spirit inside, that's designed around the dynamics of modern family living.

	GROUND FLOOR	FIRST FLOOR
Usage	37' x 12' 4" (11.28 x 3.76)	30' x 12' 4" (9.14 x 3.76)
Area	380 sq ft (35.1 sq m)	350 sq ft (32.3 sq m)
Perms	100 sq ft (9.3 sq m)	100 sq ft (9.3 sq m)
Roofs	47' x 11' 10" (14.33 x 3.61)	30' x 12' 4" (9.14 x 3.76)
Walls	47' x 11' 10" (14.33 x 3.61)	30' x 12' 4" (9.14 x 3.76)
Windows	47' x 11' 10" (14.33 x 3.61)	30' x 12' 4" (9.14 x 3.76)

Traditional homes, built the way you remember



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		93
(81-91) B		
(69-80) C		84
(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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