



4 Baillie Close, Tadpole Garden Village, Swindon, SN25 2RE

- Semi Detached House
- Four Bedrooms
- 6 Years Remaining With NHBC
- Garage & Driveway Parking For Several Vehicles
- 18ft Lounge/Diner
- Kitchen/Breakfast With Integral Appliances
- Downstairs Cloakroom
- En-Suite Shower To Master
- West Facing Rear Garden
- Sought After Location

Offers In Excess Of £340,000



We are delighted to offer this SPACIOUS four bedroom semi detached house. Located in the popular area of Tadpole Garden Village within easy access to local amenities, schools, Orbital shopping centre and transport links such as the A419. The accommodation comprises of cloakroom, lounge/diner, kitchen/breakfast, master bedroom (with en-suite shower), three further bedrooms and bathroom. Property also benefits from an enclosed rear garden, garage, driveway parking for several vehicles, gas central heating and uPVC double glazing. An internal viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Storage cupboard. Tiled flooring. Radiator.

Cloakroom

Obscured uPVC window to front elevation. White suite comprising of wash hand basin with splashback tiles and built in W.C. Tiled flooring. Radiator.

Kitchen/Breakfast

uPVC window to front elevation. Range of wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor over. Integral dishwasher, washing machine and fridge/freezer. Inset ceiling lights. Tiled flooring. Radiator.

Lounge/Diner

uPVC doors and window to rear elevation. Understairs cupboard. Two radiators.

Landing

uPVC window to side elevation. Loft access (fully boarded with loft ladder and light).

Bedroom One

uPVC window to rear elevation. Range of built in wardrobes. Radiator.

En Suite Shower

White suite comprising of walk in double shower, wash hand basin and built in W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset lights. Heated towel rail.

Bedroom Two

uPVC window to front elevation. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bedroom Four

uPVC window to front elevation. Radiator.

Bathroom

White suite comprising of white panelled bath with shower over, wash hand basin and built in W.C. Extractor fan. Inset lights. Part tiled walls. Tiled flooring. Heated towel rail.

Rear Garden

West facing. Enclosed by timber fencing. Mostly laid to Astroturf. Children's play area. Gated access to garage and driveway. Outside tap and light.

Front

Mature shrubs with path leading to front door. Outside light. Gated access to rear garden. Driveway parking for several vehicles.

Garage

Up and over garage door. Light and power.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

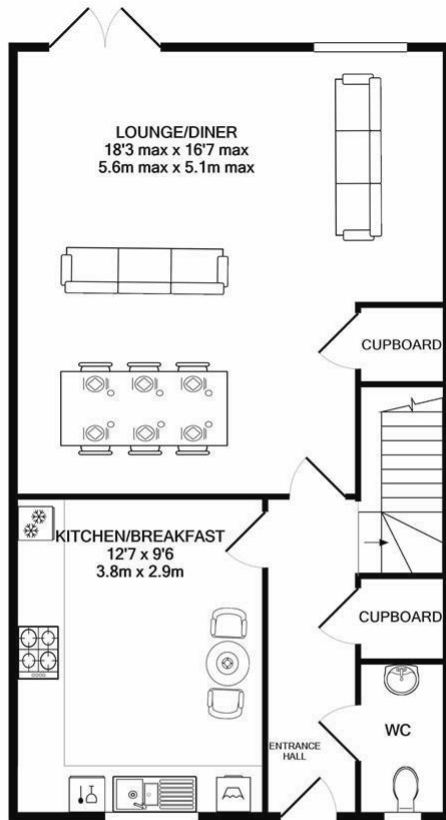
Notes

Owners have lived in the property since new. There is six years remaining on NHBC.

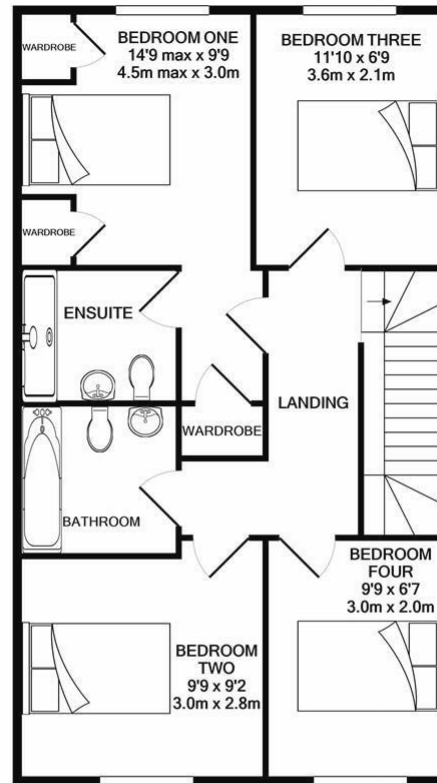


PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR



FOR ILLUSTRATION ONLY
TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(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, Scotland & Wales		EU Directive 2002/91/EC