



2 Exmoor Close, Taw Hill, Swindon, SN25 1FD

- NO ONWARD CHAIN
- Detached House
- Three Bedrooms
- Garage/Utility Room
- Driveway Parking
- Front & Rear Garden
- Kitchen & Dining Area
- Cloakroom
- Living Room
- Excellent Location

Price £290,000



*** NO ONWARD CHAIN *** Primary Homes & Lettings are pleased to offer this three bedroom detached house located in quiet cul de sac in the popular area of Taw Hill, within walking distance to all local amenities, schools and doctors surgery. The accommodation briefly comprises of entrance hallway, cloakroom, living room, kitchen/dining area, three bedrooms and bathroom. Property also benefits from front and rear garden, garage/utility room, driveway parking, gas central heating and uPVC double glazing. An early viewing is highly recommended.

Entrance Hallway

uPVC front door. Stairs to first floor. Tiled flooring. Radiator.

Cloakroom

Obscured uPVC window to side elevation. White pedestal hand wash basin. Low level W.C. Tiled flooring. Radiator.

Living Room

uPVC window to front elevation. Radiator. Doors to dining room.

Dining Area

uPVC French doors to garden. Under stairs cupboard. Radiator.

Kitchen

uPVC window to rear elevation. Wooden wall and base units with rolled edge worktop. Stainless steel sink and drainer with half bowl. Single oven. Gas hob with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring.

Landing

uPVC window to side elevation. Airing cupboard. Loft access.

Bedroom One

uPVC window to front elevation. Built in wardrobes. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of panelled bath with shower over, pedestal hand wash basin and low level W.C. Extractor fan Fully tiled walls. Tiled flooring, Heated towel radiator.

Front

Driveway parking. Enclosed by picket fencing. Laid to lawn with mature shrubs and tree. Paved path leading to front door. Gated rear access. Outside light.

Rear Garden

Enclosed by timber fencing. Paved patio. Lawn/gravelled areas with shrub borders. Outside tap. Timber shed. Pedestrian access to utility. Gated access to front.

Utility/Garage

Space and plumbing for washing machine and tumble drier. Up and over garage door. Light and power. uPVC door to rear garden.

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.

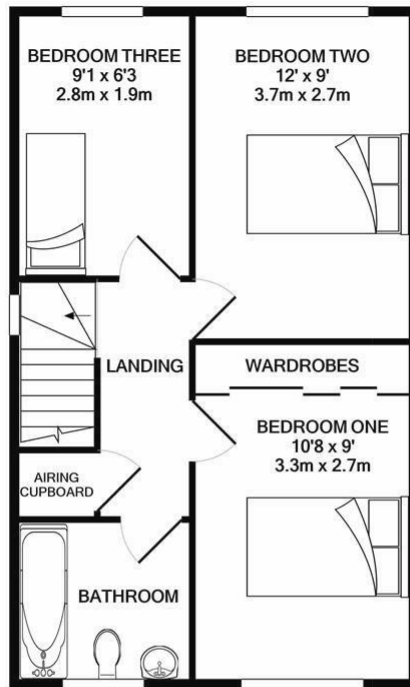
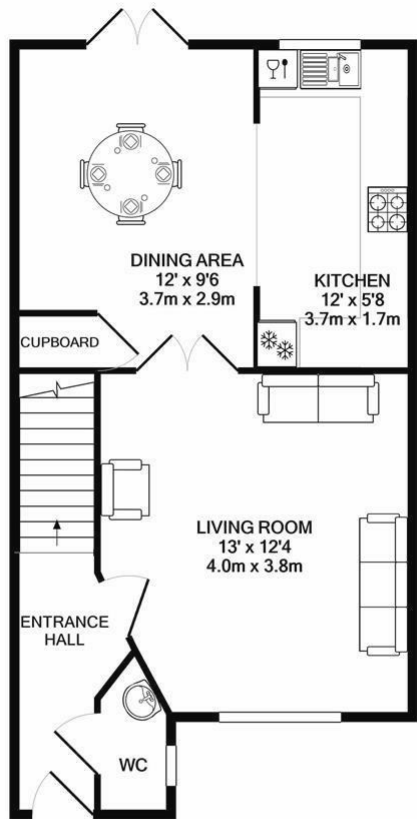
Money Laundering

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.



PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR

1ST FLOOR

FOR ILLUSTRATION ONLY
TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 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		
(81-91)	B		85
(69-80)	C	72	
(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	