



**9 THE LEASOWES,  
TADPOLE GARDEN VILLAGE,  
SWINDON,  
WILTSHIRE,  
SN25 2RS**

**FREEHOLD £485,000**

| New to the Market | No Onward Chain |  
Superior Four Bedroom Detached Family  
Home | Two Reception Rooms | Modern  
Fully Fitted Kitchen with Integral  
Appliances | Balcony Terrace | Two Ensuite  
Shower Rooms | Garage & Driveway  
Parking | Enclosed Rear Garden  
| 7 Years NHBC Guarantee |

Ridgeway Estate Agents are delighted to bring to the market a Superior Four Bedroom Detached Family Home situated within the newly built complex, Tadpole Garden Village. The property benefits from 7 Years NHBC Guarantee and is being sold with No Onward Chain. The accommodation comprises: Entrance Hallway, Cloakroom, Modern Kitchen with Granite Worktops and Integral Appliances, Two Reception Rooms, Four Good-Sized Bedrooms, Two Ensuite Shower Rooms and Family Bathroom Suite. This beautiful property also features a Balcony Terrace off the first floor, Enclosed Rear Garden with Gated Side Access, Garage and Driveway Parking. No Onward Chain.

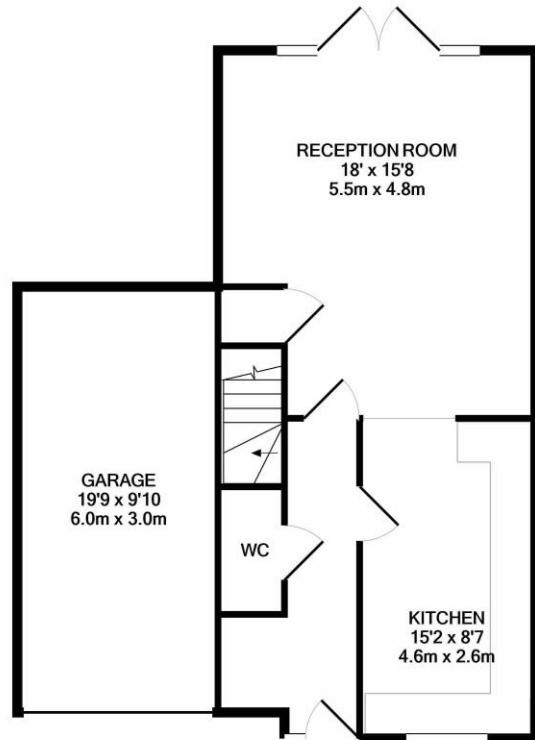
#### LOCATION

This impressive new garden village community in North Swindon will have its own shops, schools, village pub, sports facilities and children's play areas. Homeowners will be on the doorstep of over 149 acres of green space, playing fields and new allotments. The village is conveniently located with easy access to the M4, Reading, Chippenham, Bristol and beyond.





## **FLOORPLANS:**

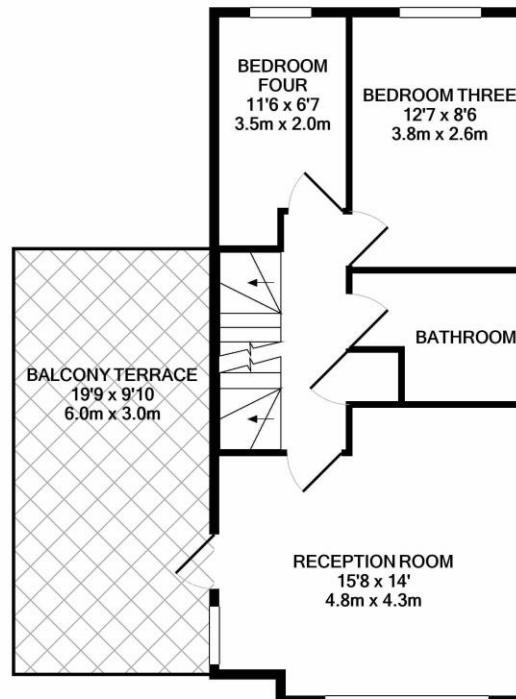


GROUND FLOOR  
APPROX. FLOOR  
AREA 722 SQ.FT.  
(67.1 SQ.M.)

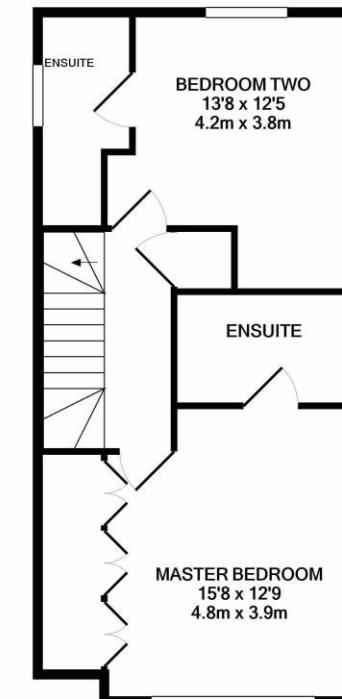
TOTAL APPROX. FLOOR AREA 1758 SQ.FT. (163.3 SQ.M.)

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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1ST FLOOR  
APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.1 SQ.M.)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

