



**71 Truscott Avenue, Swindon**  
Swindon

Offers in Region of **£210,000**



## 71 Truscott Avenue

Swindon, Swindon

BEAUTIFULLY presented, large DETACHED Coach House, with TWO DOUBLE BEDROOMS and ENSUITE plus family bathroom, with LARGE GARAGE with access to the under stairs storage and parking in front. It is available with NO ONWARD CHAIN and benefits from a LONG LEASE and an ideal first time or investment purchase.

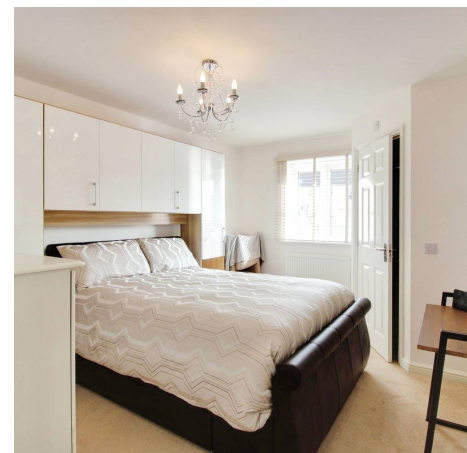
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Large garage and off road parking
- Quiet location in popular Redhouse
- Ideal 1st time buy or investment property
- Immaculately presented
- Large Detached Coach House
- En-suite and family bathroom
- Excellent Road Links to A419 & M4
- Long lease
- NO ONWARD CHAIN



### **FAMILY BATHROOM**

A lovely relaxing space with a panel bath with mains shower and shower screen, wash hand basin and WC.

### **LIVING ROOM**

A great sized room with windows to the side and front of the property. There is plenty of space for living and dining furniture here.

### **EXTERNAL**

To the front of the property there is a path that leads to the front door and a parking space to the front of the garage.

### **KITCHEN**

A lovely modern fitted kitchen with electric oven, gas hob and stainless-steel extractor, there is also space and plumbing for a washing machine and space for a fridge freezer. The window to the front of the property makes this a lovely light and bright room.

### **LEASE AND COUNCIL TAX**

Remaining lease 988 years (original lease 999 years from 25/12/2013) Service charge £567.21 p.a. Ground rent £225 p.a. Council Tax Band C Council Tax Cost (£PA) £1,762

### **MAIN BEDROOM**

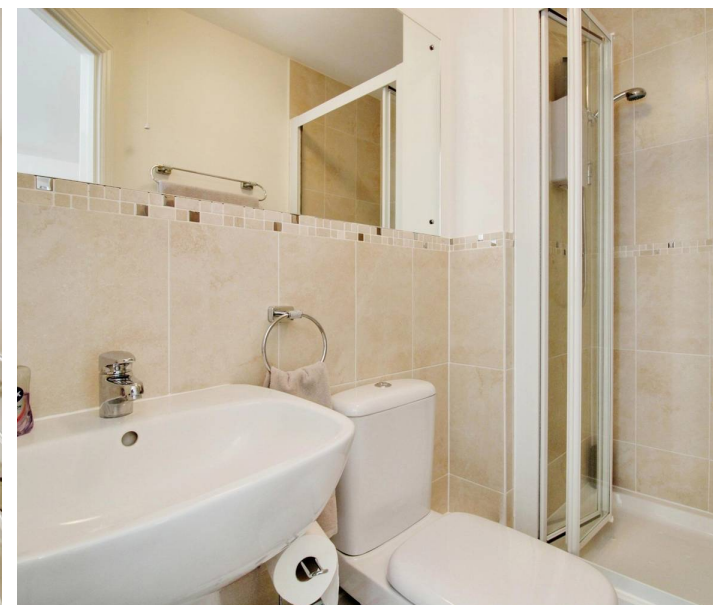
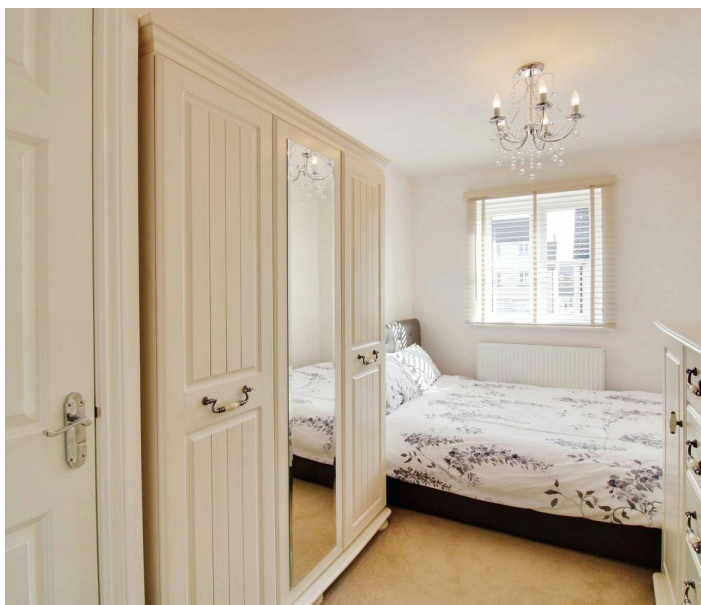
This large double bedroom has a window to the front of the property and there is plenty of space for storage and a dressing table. There is a door to the ensuite.

### **BEDROOM 2**

Another great sized double bedroom with a window to the front again plenty of space for a double bed and additional storage. There is also a built-in storage cupboard.

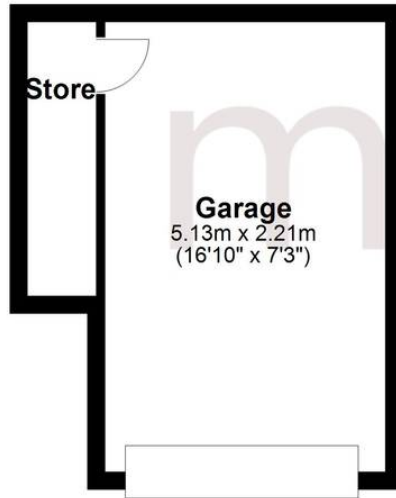
### **GARAGE**

Next to the front door there is a garage with an up and over garage door. There is plenty of space to park a car and there is a large additional space under the stairs.



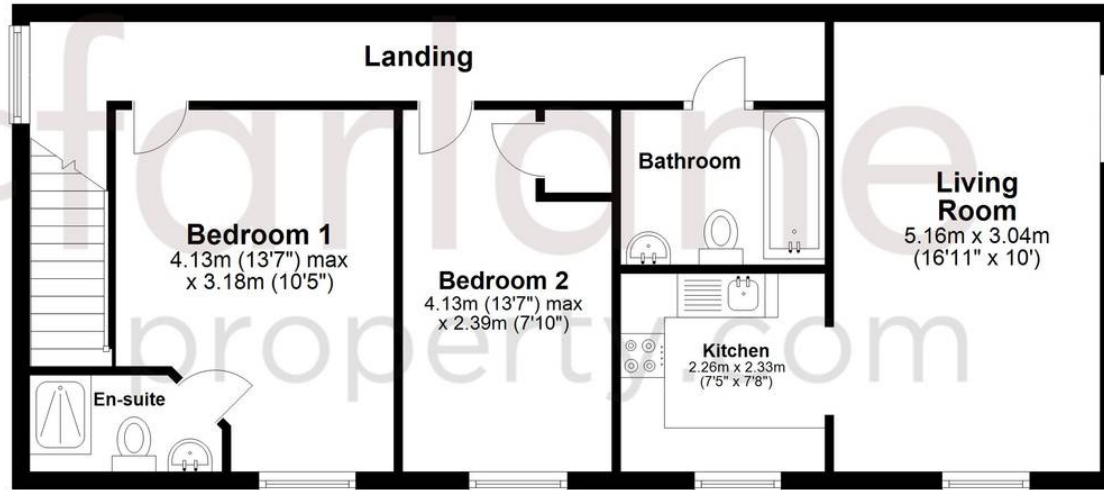
### Ground Floor

Approx. 10.5 sq. metres (113.5 sq. feet)



### First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)

Quoted area excludes the garage.  
Plan produced using PlanUp.

## North Swindon Sales

North Swindon, Redhouse Village Centre, Swindon - SN25 2FW

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