



Nationwide
PROPERTY LETTINGS

71 Clapham Close, Swindon SN2 2FL

For Sale - £279,950

A lovely 'Barratt Homes' three bedroom family town-house in a residential development to the North of Swindon. The property features a bathroom with shower, an en suite shower to the master bedroom & a ground floor cloakroom. A kitchen/diner overlooks the garden and there is a garage/carport (parking for two cars).





This well presented 'Barratt' built home is situated within a well-regarded development to the North of the Town.

There are a range of facilities nearby including a GP practice, Primary and Secondary schools and shopping facilities in the North Swindon 'Orbital Park'.

Road links are good, whether looking to travel North (via Thamesdown Drive) or to the M4 motorway.

The property is in excellent condition and is currently tenanted with the tenants paying £1250pcm. It can be sold with the existing tenancy as a 'Buy to Let' investment or the tenants can be given notice if vacant possession is required.

Entrance Hall: Doors to cloakroom & living room, radiator.

Cloakroom: Light fitting, low level w.c., wash basin, radiator.

Living/Dining Room: Measurements max (5.44m x 3.72m narrowing) (17'10" x 12'2" narrowing): Spotlight array, Upvc window to front, two radiators. Wood effect 'Amtico' flooring.

Kitchen/Dining room (4.57m x 2.76m) (14'11" x 9') Spotlight arrays, Upvc double glazed window to rear, patio doors to rear, fitted with a range of white gloss wall and base units with granite effect work surfaces, built in oven/hob, integrated dishwasher, space for washing machine and fridge/freezer, under-stairs cupboard. Amtico flooring.

First floor landing: Doors to all rooms, loft access, linen storage cupboard with shelving.

Bedroom 1: (3.59m x 2.58m) (11'9" x 8'5"): Pendant light, radiator, Upvc double glazed window. Wardrobe recess, door to en-suite:

En Suite: Shower cubicle with glass door, electric shower, wash basin, low level, radiator, extractor fan.

Bedroom 2: (3.11m x 2.58m) (10'2" x 8'5"): Light pendant, Upvc double glazed window, radiator.

Bedroom 3: (2.70m x 1.90m) (8'10" x 6'2"): Light pendant, Upvc double glazed window, radiator.

Family Bathroom: Light fitting, radiator, bathroom suite of panel enclosed bath with thermostatic shower and glass shower screen, tiled surrounds, pedestal wash basin, low level w.c., Upvc double glazed window.

Outside:

Front: Small front garden with metal railings and gate.

Garage: Under coach house, up and over door, open to rear providing additional parking.

Rear Garden: Enclosed lawned garden, paved patio, pedestrian gate to rear, water butt. Fully enclosed by 6' fencing.

The house is freehold, but there is an 'Estate Charge' of £200 p/a and the garage is leasehold for 155 years from 2011.

PROPERTY MISDESCRIPTIONS ACT 1991

"The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

"The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

"Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property."

"The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts".

MISREPRESENTATION ACT 1967

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Nationwide Property Lettings - Sales

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