



**30 Rainscombe Road, Coate**

In Excess of **£255,000**

Waymark

## 30 Rainscombe Road

Coate, Swindon

A fantastic opportunity to purchase this well-presented two-bedroom semi-detached home, ideally positioned within easy walking distance of local amenities including a school, shop and park. Offered to the market with no onward chain, the property provides well-balanced accommodation throughout and further benefits from two reception areas, a sunny south-facing garden, driveway parking for multiple vehicles, and pleasant countryside views.

The accommodation comprises a welcoming entrance hall providing access to a useful downstairs cloakroom. To the front of the property is a spacious sitting room, offering a comfortable living space and benefiting from useful under-stairs storage. To the rear, the property opens into a bright and airy open-plan kitchen/dining room, fitted with a range of wall and base units with worktops over and space for appliances. The dining area enjoys plenty of natural light, with French doors opening directly onto the rear garden, creating an ideal space for both everyday family living and entertaining guests during the warmer months.

To the first floor, the landing provides access to a modern family bathroom and two well-proportioned double bedrooms, both offering generous space and benefiting from large fitted wardrobes, providing excellent built-in storage.

Externally, the property enjoys a pleasant rear garden with a sunny southerly aspect. The garden is mainly laid to paved patio, creating an ideal space for outdoor seating and entertaining. There is also a useful storage shed and a substantial summerhouse fitted with carpet, power and pine cladding, offering great versatility for use as a home office, hobby room or garden retreat. Side access leads conveniently to the front of the property.

To the front, the property benefits from a driveway providing off-road parking for two vehicles. The position of the home also allows for attractive countryside views nearby, further enhancing the appeal of this well-located property.

The property is freehold and connected to mains gas, electricity, water, and drainage, with gas-fired central heating throughout. This home must be viewed to be fully appreciated.





## 30 Rainscombe Road

Coate, Swindon

The property lies on the south-eastern side of Swindon and offers convenient access to a range of local amenities including shops, schools and leisure facilities. The area is well suited to families and professionals alike, with everyday amenities close by and good access into the town centre. For outdoor recreation, the nearby Coate Water Country Park provides scenic walks, open green space and a large lake. The property is also well positioned for transport links, with easy access to the M4 motorway and mainline rail services from Swindon offering direct connections to London and Bristol.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Onward Chain
- Semi Detached Home
- Two Double Bedrooms With Fitted Wardrobes
- Family Bathroom And Downstairs W/C
- Sunny South Facing Rear Garden
- Countryside Views
- Driveway Parking For Two Cars
- Walking Distance To Local Amenities
- Ideal For First Time Or Investment Purchase

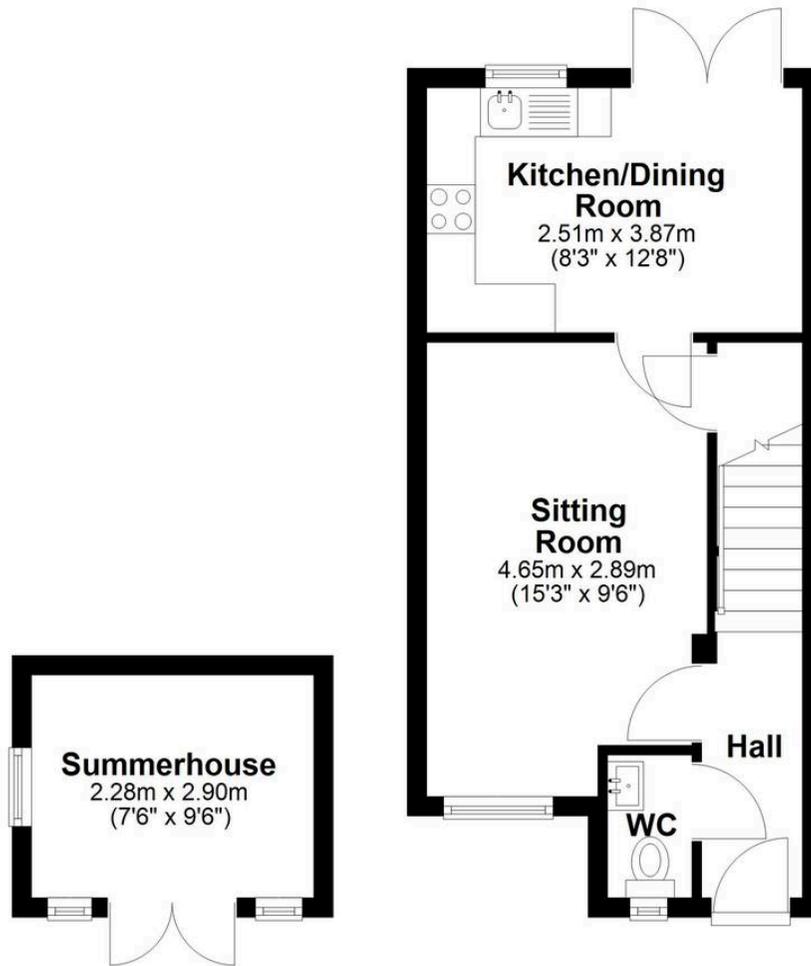






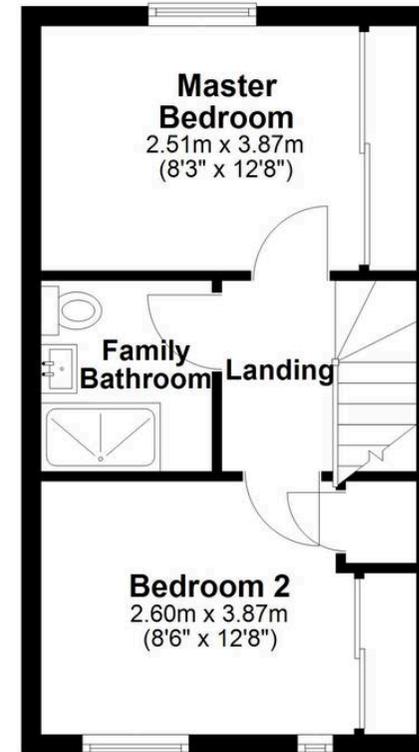
## Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



## First Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

# Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • [faringdon@waymarkproperty.co.uk](mailto:faringdon@waymarkproperty.co.uk) • [www.waymarkproperty.co.uk](http://www.waymarkproperty.co.uk)

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