



'Fantastic location for family home'

Tucked away at the end of this popular cul-de-sac in Swindon is this largely extended four bedroom detached overlooking the canal to give a real wow factor view in addition to the ample accommodation on offer, all of which has been beautifully maintained over the years by the current long standing owners.

The property itself comprises of driveway, entrance hall, lounge, diner, kitchen, snug, study, utility/WC and store room. To the first floor four double bedrooms, two with en suites and additional house bathroom. Finally the stunning garden to the rear over looks the canal and must be viewed to be fully appreciate.

For further information or to arrange your viewing contact the office.

Approach

Block paved drive offering parking for a number of cars and flowerbed.

Entrance Hall

Composite door to front and tiled flooring.

Lounge

12'9" x 19'8" x 12'9" min

Double glazed window front, central heating radiator, and gas fire with feature surround.

Diner

9'2" x 10'9"

Double glazed double doors to rear overlooking garden and central heating radiator.

Kitchen

9'2" x 9'6"

Double glaze window to rear, range of wall and base units with worksurface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, dishwasher, microwave, fridge, central heating radiator, tiled floor, splash backs and pantry off.

Study

8'6" x 10'2"

Door to side, wall and base units with worksurface and tile flooring.



Utility/WC

8'6" x 5'2"

Double glazed window to rear, wall and base units with worksurface over incorporating sink, space and plumbing for washing machine, WC, housing boiler, tiled floor and splash backs, and central heating radiator.

Store

8'6" x 4'3"

Tiled floor and garage door to front.

Snug

7'6" x 16'4"

Double glazed window to front and central heating radiator.

Landing

Central heating radiator, access to loft space, cupboard and doors off.

Bedroom One

10'9" x 9'10"

Double glazed window front, central heating radiator, built-in wardrobes and En Suite off.

En Suite

Double glazed window to side, heated towel rail, WC, shower, wash and basin with mixer tap and storage below, extractor fan, tiled floor and splash backs.

Bedroom Two

8'6" x 13'5"

Double glazed window to front and central heating radiator.

En Suite

Double glazed window to rear, wash hand basin with mixer tap over and storage below, shower, heated towel rail, WC, extractor fan, tiled floor and splash back.

Bedroom Three

8'6" x 11'9"

Double glazed window to rear and central heating radiator.

Bedroom Four

9'10" x 7'10"

Double glazed window to front, central heating radiator and built-in wardrobes.

House Bathroom

Double glazed window to rear, WC, bath with mixer tap, wash hand basin with mixer tap and storage below, heated towel rail, tiled floor and walls.

Rear Garden

Block paved patio area, stepping up to lawn, flowerbeds, seating area overlooking canal, further private seating area, shed, and fencing to enclose.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

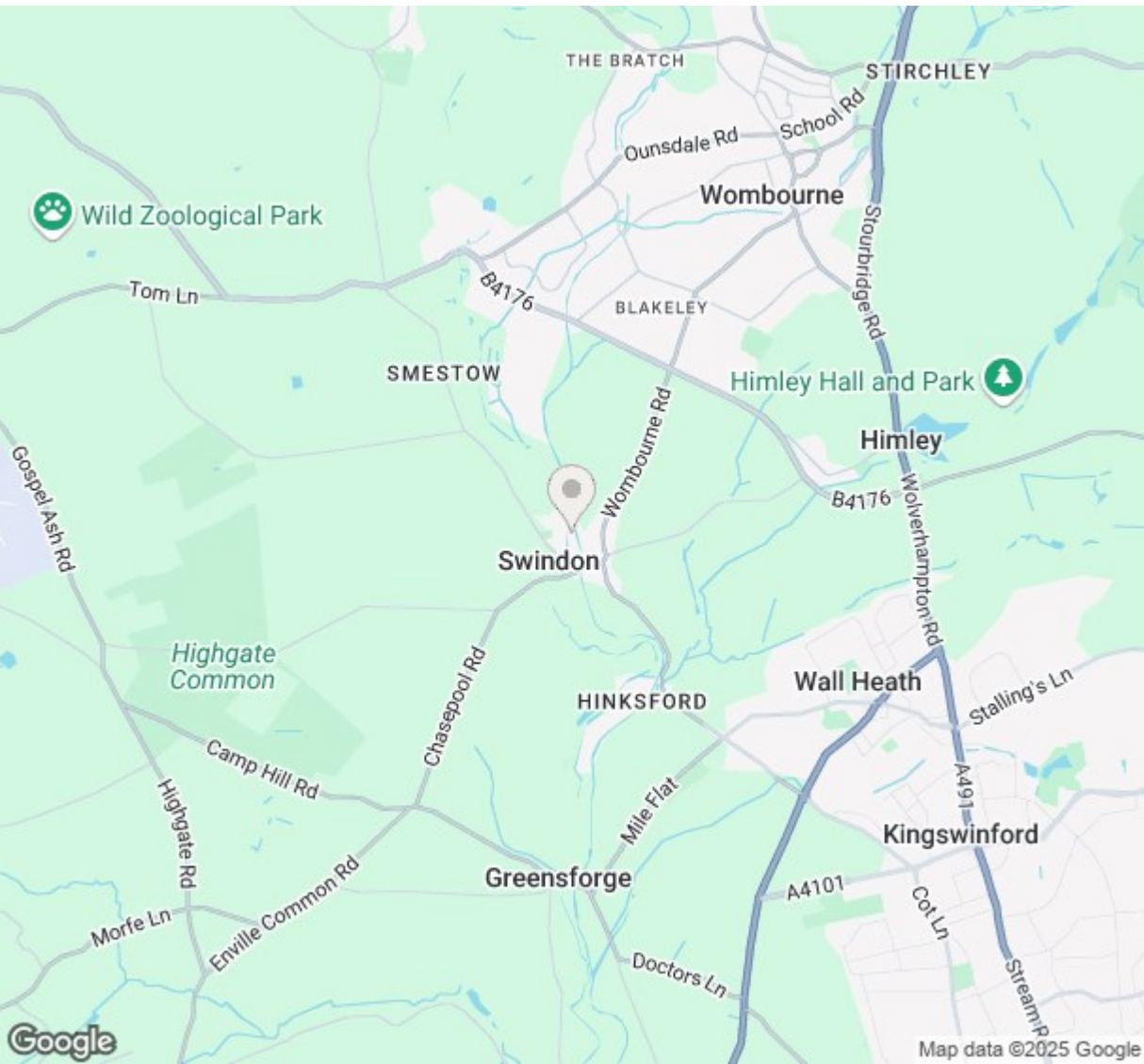
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band E









Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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