



Dewell Mews, Old Town, Swindon
Offers Over £260,000

Being SOLD With Vacant Possession * Spacious c.17 x 12' Living/Dining Room, 2 Bedrooms + Shower

Room - South Facing Rear Garden, Allocated Parking Space | Freehold

* Property Launch Event: Sunday 4th September 2022 - (All Viewings Are Strictly By Appointment Only). *

* PROPERTY VIDEO TOUR - NOW AVAILABLE TO DOWNLOAD & VIEW ONLINE *

* The Perfect FIRST-TIME / INVESTMENT PURCHASE * Heart Of Old Town Location * Prime Position For All Close-By Amenities * A Short Walk To The Town Gardens * Superb Access To Large Corporate Companies Such As Nationwide HQ & Intel. In Addition The Property Also Provides Excellent Access To Coate Water Country Park, The Polo Ground & Major Road Links Such As The A419, A420, Junction 15 Of The Motorway & The Great Western Hospital.

The Stylishly Presented & Deceptively Spacious Accommodation Briefly Comprises: Entrance Hall, Kitchen, Living/Dining Room. To The First Floor There Are Two Generous Size Bedrooms & A Modern Shower Room. Externally There Is A Fully Enclosed, South Facing, Rear Garden. To Fully Appreciate This Wonderful Home, MILES BYRON would highly recommend arranging a viewing as soon as possible!

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 57.9 SQ. METRES (623.7 SQ. FEET)

All figures used are for illustrative purposes only and are intended to convey the concept and value for the property identified only. These plans are intended to give a general indication of the proposed layout only. All dimensions and floor areas are not intended to form part of any contract or warranty. Please contact sales staff for more information.

GROUND FLOOR
APPROX. 26.4 SQ. METRES (284.8 SQ. FEET)



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FIRST FLOOR
APPROX. 26.1 SQ. METRES (281.8 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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