



**Lordswood, Coate, Swindon**  
**Guide Price £221,000**

\*\*\* FIRST TIME BUYERS ONLY \*\*\* DISCOUNTED PURCHASE SCHEME AT 80% OF THE FULL VALUE

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\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: FRIDAY - 1ST MARCH 2024 -  
(Viewing is by appointment only). \*\*\*

MILES BYRON are delighted to offer  
For Sale this modern & stylishly  
presented terraced home built by  
Messrs: Redrow Homes in C.2018  
and located within the very sought  
Badbury Park development in Coate.  
Attributes include: 2 BEDROOMS (both  
with an en-suite shower rooms),  
downstairs cloakroom/W.C., kitchen  
with a selection of integrated  
appliances, living/dining room with  
sliding doors leading to a fully  
enclosed and well tended rear garden  
which in turn has a gate providing side  
access. This wonderful home also has  
the added benefit of having allocated  
parking for C.2 vehicles.

Offering superb access to major road  
links such as Junction 15 Motorway,  
A419, A420, The Great Western  
Hospital, Coate Water Country Park as  
well as a short commute to both Old  
Town and the Town Centre.

A Qualifying Purchaser is defined as:  
Someone who has lived in the  
Borough for 2+ years, has close  
relatives (parents, adult children,  
grandparents or siblings) who have  
lived in the Borough for 2+ years, is  
employed in Swindon for more than 24  
hours a week, is a member of the  
Armed Forces or has served in the last  
5 years, Has no interest in any other  
properties.

They must also:

Have a maximum household income  
of less than £60,000 per annum, have  
a household income of greater than

\*\*\*\* A modern & stylishly presented 2 BEDROOM terraced home built by Messrs: Redrow Homes located  
within the very sought Badbury Park development in Coate. | Freehold **SOLD**

£18,000 per annum, have savings of at least £2,500 to cover legal and other costs.

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. 42.8 SQ. METRES (457.7 SQ. FEET)

All measurements are for illustrative purposes only and are intended to provide the overall impression of the properties advertised only. These plans are intended to give a general indication of the proposed layout only. All designs and dimensions are not intended to form part of any contract or agreement. The purchaser views Plans only.



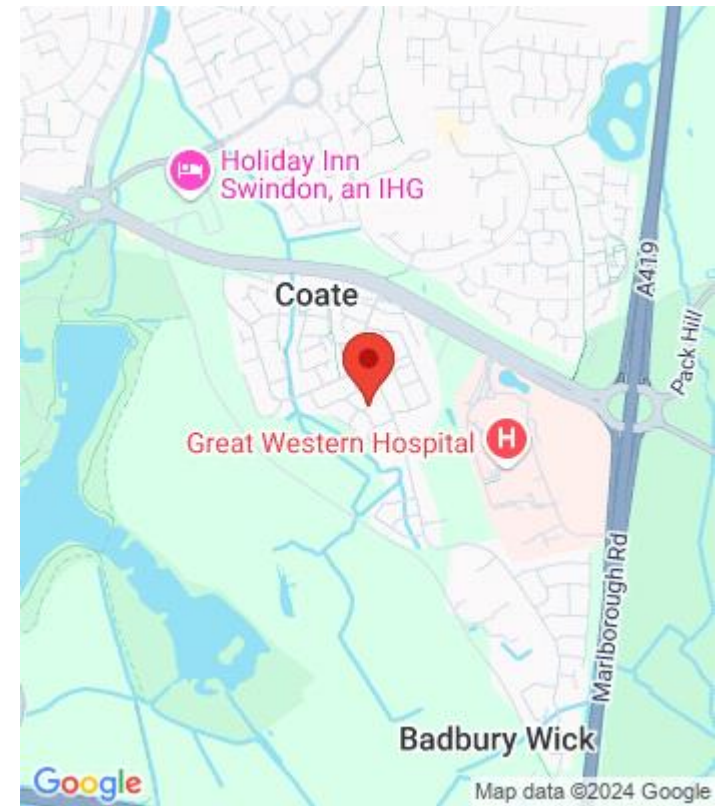
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92-100) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.