



Honeylight View, Abbey Meads, Swindon
Guide Price £525,000

NO ONWARD CHAIN * C.1800 SQ FT/170 SQ METERS OF SPACIOUS LIVING ACCOMMODATION

*** PROPERTY LAUNCH EVENT
DAYS: WEDNESDAY 19TH &
SATURDAY 22ND JUNE 2024 ***
BEING SOLD WITH NO ONWARD
CHAIN *** C.1800 SQ FT / 170 SQ
METERS OF SPACIOUS LIVING
ACCOMMODATION (C.2000 SQ FT
OVERALL INCLUDING THE GARAGE)
WHICH CAN BE FOUND SITUATED
OVER THREE FLOORS. THE WELL
PRESENTED ACCOMMODATION
BRIEFLY COMPRISES: 5 DOUBLE
BEDROOMS, EN-SUITE SHOWER
ROOM TO THE MAIN BEDROOM,
FAMILY BATHROOM, A SEPARATE
W.C. TO THE SECOND FLOOR & A
GROUND FLOOR W.C., THREE
SEPARATE RECEPTION ROOMS,
CONSERVATORY, MODERN KITCHEN
+ UTILITY ROOM *** EXTERNALLY
THERE IS A SINGLE GARAGE WITH
POWER & LIGHTING + DRIVEWAY
PARKING FOR C. 3 - 4 VEHICLES *** A
WRAP AROUND SIDE/REAR GARDEN
WHICH OFFERS A HIGH DEGREE OF
PRIVACY. AN ENVIABLE POSITION & A
SECLUDED PLOT WHICH CONSISTS
OF ONLY TWO, EXECUTIVE,
DETACHED HOMES TOWARDS THE
END OF A PRIVATE DRIVEWAY.

Agents Note: The house is equipped
with a large 5.7 kW solar panel system
(fully owned), a 10 kWh battery module,
and a solar water heating system. This
energy-saving setup makes the home
highly energy-efficient and nearly self-
sufficient. The solar panel system,
installed in March 2019, benefits from
the government's Feed-in Tariff (FIT)
scheme, providing inflation-linked
guaranteed payments for 20 years.

Offering excellent access to amenities
such as the Orbital Retail Park &
Shopping Centre, as well as reputable
primary & secondary schools as well
as providing superb access to major
road links such as the A419, A420,
Junction 15 of the M4 Motorway & the
Great Western Hospital. To fully
appreciate this family sized property,

WHICH CAN BE FOUND SITUATED OVER THREE FLOORS * 5 DOUBLE BEDROOMS, 3 RECEPTION
ROOMS + CONSERVATORY, AN ENVIABLE POSITION & A SECLUDED PLOT * DRIVEWAY PARKING
+ SINGLE GARAGE * | Freehold

we would highly recommend
confirming your appointment to VIEW
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales		
	74	75

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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