



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





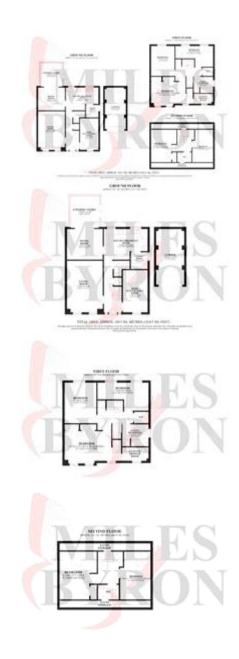


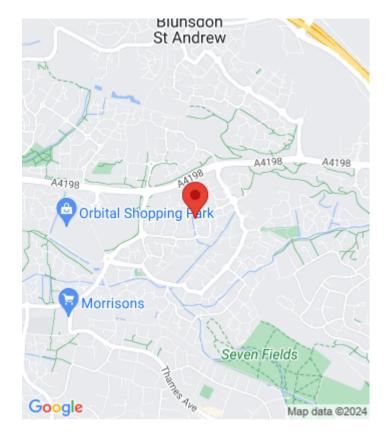


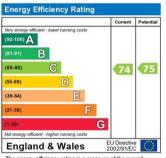




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.







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.

