



Lordswood, Coate, Swindon
Guide Price £216,000

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

*** ALL VIEWINGS TO COMMENCE
FROM: SATURDAY - 31ST AUGUST
2024 - (Viewing is by appointment
only). ***

MILES BYRON are delighted to offer
For Sale this modern & stylishly
presented END OF TERRACE 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 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
£18,000 per annum, have savings of at
least £2,500 to cover legal and other

A modern & stylishly presented 2 BEDROOM END OF TERRACE home built by messrs: Redrow Homes
located within the very sought Badbury Park development in Coate. | Freehold **SOLD STC**

costs.

Tenure: Freehold

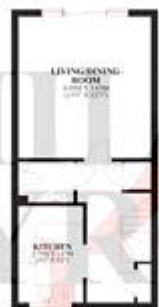


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 32.8 SQ. METRES (357 SQ. FEET)
All images used are for illustrative purposes only and are intended to provide the concept and vision for the premises described only. These plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to be taken as part of any contract or warranty. Please contact your agent.

GROUND FLOOR
 APPROX. 15.4 SQ. METRES (144 SQ. FEET)



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FIRST FLOOR
 APPROX. 17.4 SQ. METRES (187 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92-100) A		
(81-91) B		
(69-80) C	83	
(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.



Viewing by appointment only
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