



Homington Avenue, Coate, Swindon
Offers Over £250,000

CORNER PLOT POSITION - SIDE & REAR GARDENS *** TWO ALLOCATED PARKING SPACES ***

*** OFFERED FOR SALE WITH NO
ONWARD CHAIN ***

*** A GREAT SIZE CORNER PLOT
POSITION - SIDE & REAR GARDENS
*** TWO ALLOCATED PARKING
SPACES *** REMAINING N,H.B.C.
WARRANTY ***

*** THE PERFECT FIRST-
TIME/INVESTMENT PURCHASE *** A
DUAL ASPECT OPEN PLAN LIVING
SPACE MEASURING C. 25FT IN
LENGTH INCLUDING:
KITCHEN /BREAKFAST AREA ***
DOWNSTAIRS W.C. *** 2 GENEROUS
IN SIZE BEDROOMS + BATHROOM ***

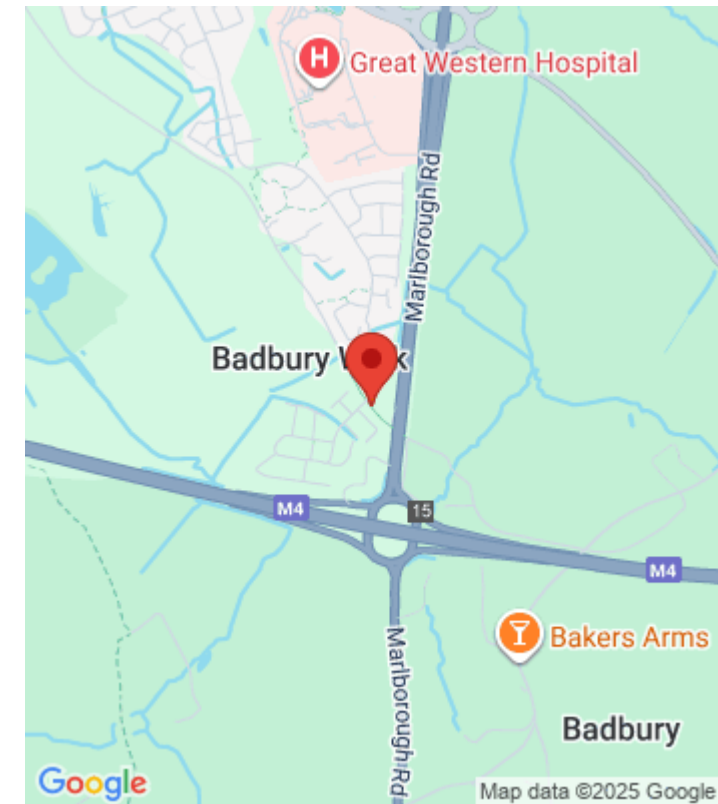
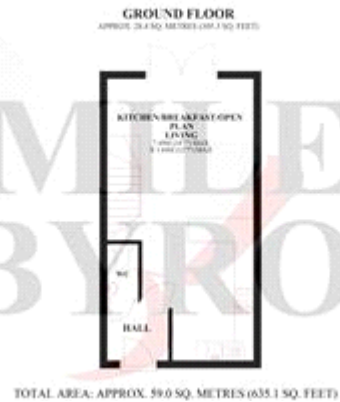
Coate: Good access to amenities,
reputable schools & Coate Water
Country Park as well as excellent
access to Junction 15 of the M4
Motorway & The Great Western
Hospital. To fully appreciate this
delightful property, MILES BYRON
would highly recommend confirming
your appointment to VIEW AS SOON
AS POSSIBLE!

Tenure: Freehold
Parking options: Off Street
Garden details: Enclosed Garden,
Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

REMAINING N,H.B.C. WARRANTY ***** A DUAL ASPECT OPEN PLAN LIVING SPACE MEASURING C.
25FT IN LENGTH INCLUDING: KITCHEN /BREAKFAST AREA *** DOWNSTAIRS W.C. , 2 BEDROOMS
+ BATHROOM | Freehold **SOLD STC**



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+) A		97
(81-91) B		
(69-80) C		82
(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.