



15 Watercreek Mews, Westlea, Swindon, Wiltshire, SN5 7AS **£174,995**

NO ONWARD CHAIN. Swindon Homes are please to market this two double bedroom mid-terraced property situated in a cul-de-sac in Westlea Swindon. The accommodation comprises; entrance porch, lounge / diner, kitchen, conservatory, two double bedrooms and family bathroom. Further benefits include uPVC double glazed windows and doors, gas central heating , enclosed rear garden and a garage in a separate block. The property is close to local bus routes, the West Swindon Centre and local Schools.



Entrance Porch

2'9" x 5'5" (0.84m x 1.65m)

Half glazed uPVC entrance door, laminate floor, wall mounted gas and electric meter boxes ,wall mounted fuse, half glazed door to lounge.

Lounge / Diner

13'92 x 11'62 (3.96m x 3.35m)

uPVC double glazed window to front aspect, radiator, stairs to first floor, under stairs cupboard, door to kitchen.

Kitchen

9'3" x 11'6" (2.82m x 3.51m)

uPVC double glazed window and half glazed uPVC door to front aspect. A modern fitted cream cottage style kitchen with units at both eye and base level, matching wood effect rolled top work surfaces and part tiled wall, stainless steel sink unit with mixer tap over, integrated gas hob with electric oven under and extractor over, integrated dish washer , space and plumbing for washing machine, integrated fridge and freezer, breakfast bar with seating for two, radiator, laminate flooring.

Conservatory

6' x 9'7" (1.83m x 2.92m)

uPVC conservatory with opaque double glazed windows to both side and clear to front, uPVC patio doors, laminate floor, perspex roof.



Stairs to First Floor

landing 6'4" x 6' (landing 1.93m x 1.83m)

Stairs with balustrade from lounge to first floor landing, access to insulated loft space, doors to both bedrooms and family bathroom.

Bedroom One

8'5" x 11'6" (2.57m x 3.51m)

uPVC double glazed window to rear aspect, radiator, door to landing.

Bathroom

6'4" x 5'4" (1.93m x 1.63m)

A modern fitted bathroom with a white suite comprising low level WC, panelled bath with Mira shower over, folding shower screen, vanity unit with fitted hand wash basin and cupboards under, storage cupboard over, radiator. tiled walls, door to landing.

Bedroom Two

7'9" x 8'4" into 11'6" (2.36m x 2.54m into 3.51m)

uPVC double glazed window to front aspect, radiator, airing cupboard housing Worcester combi boiler, laminate flooring, door to landing.

Rear Garden

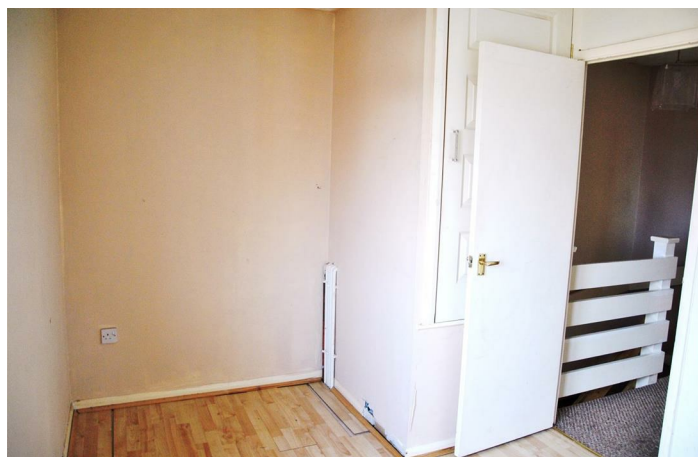
approx 28' x 12'7" (approx 8.53m x 3.84m)

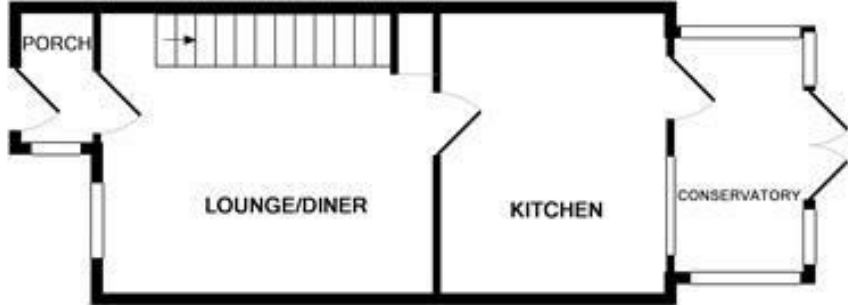
Small patio to rear of property, lawn to centre, garden at rear. all enclosed by wooden fencing.

Garage and Parking

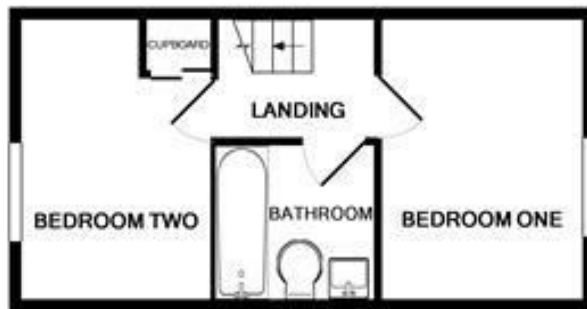
garage 17'x 8' (garage 5.18mx 2.44m)

The garage with up and over door is just to the front of the property with parking for residents in defined areas within the cul-de-sac.



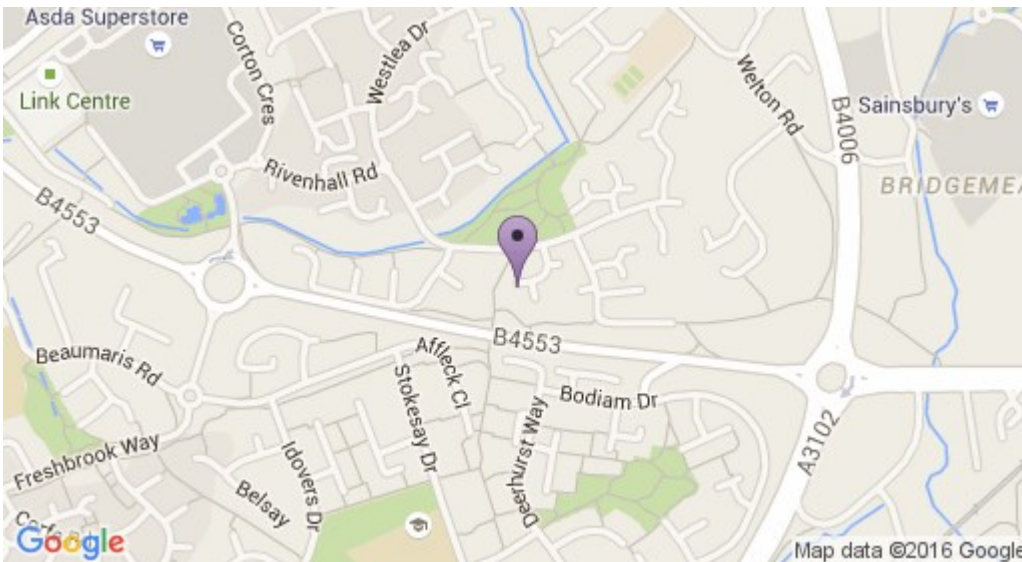


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	