



25 Watercreek Mews, Westlea, Swindon, Wiltshire, SN5 7AS

£164,995



NO ONWARD CHAIN. Swindon Homes Direct are pleased to market this currently tenanted, well presented, two double bedroom mid terraced property situated in a quiet cul-de-sac in Westlea Swindon. The accommodation comprises, entrance porch, lounge, kitchen / diner, two double bedrooms and family bathroom. Further benefits include; gas central heating, uPVC double glazed windows and doors, enclosed rear garden and off road parking. The property is close to the West Swindon Shopping Centre, bus routes and local amenities. There is also easy access to the M4 if required.

#### **Front Garden and Parking**

Parking space with privet hedge to front, path to front door with lawn to both sides.

#### **Entrance Porch**

2'9" x 5'7" (0.84m x 1.70m)

Half glazed uPVC entrance door, uPVC window to side, half glazed door to lounge.

#### **Lounge**

13'10" x 11'6" (4.22m x 3.51m)

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

#### **Kitchen / Diner**

10' x 11'7" (3.05m x 3.53m)

uPVC double glazed window and half glazed uPVC door to rear aspect. A modern fitted kitchen with a selection of cream units at both eye and base level, matching rolled top work tops and part tiled walls, integrated gas hob with electric oven under and extractor over, one and a half bowl stainless steel sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, under stairs cupboard, radiator. There is enough space for a family size dining table and chairs.





### **Stairs To First Floor**

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

Stairs from corner of lounge to first floor landing, access to insulated loft space, doors to two bedrooms and family bathroom.

### **Bedroom One**

8'6" x 11'7" (2.59m x 3.53m)

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

### **Bedroom Two**

8' x 8" into 11'7" (2.44m x 2.44m into 3.53m)

uPVC double glazed window to front aspect, radiator, over stairs airing cupboard, door to landing.

### **Family Bathroom**

6'5" x 5'5" (1.96m x 1.65m)

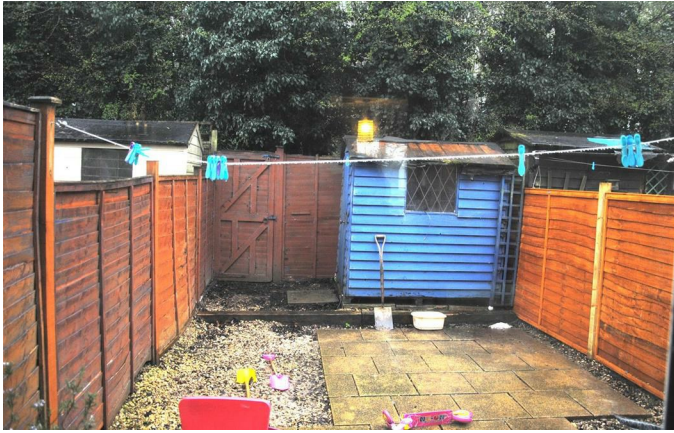
A modern fitted bathroom with a white suite comprising low level WC, pedestal wash basin, panelled bath with shower over, shower curtain, extractor fan, door to landing.

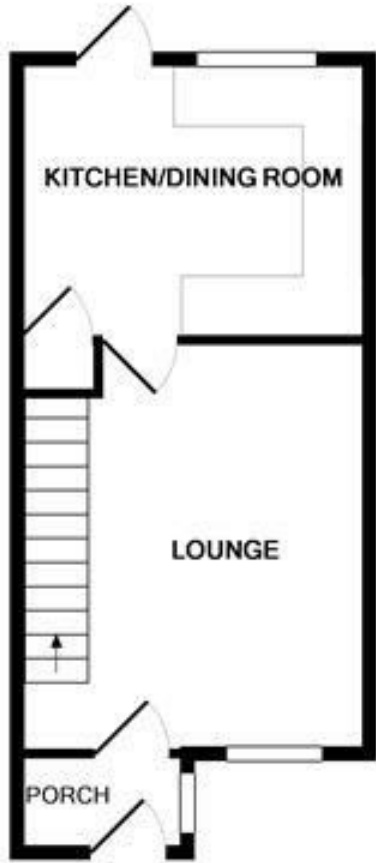
### **Rear Garden**

approx 22' x 12'7" (approx 6.71m x 3.84m)

Small patio to rear of property, lawn with border to side, garden shed, wooden gate for rear access, all enclosed by wooden fencing.







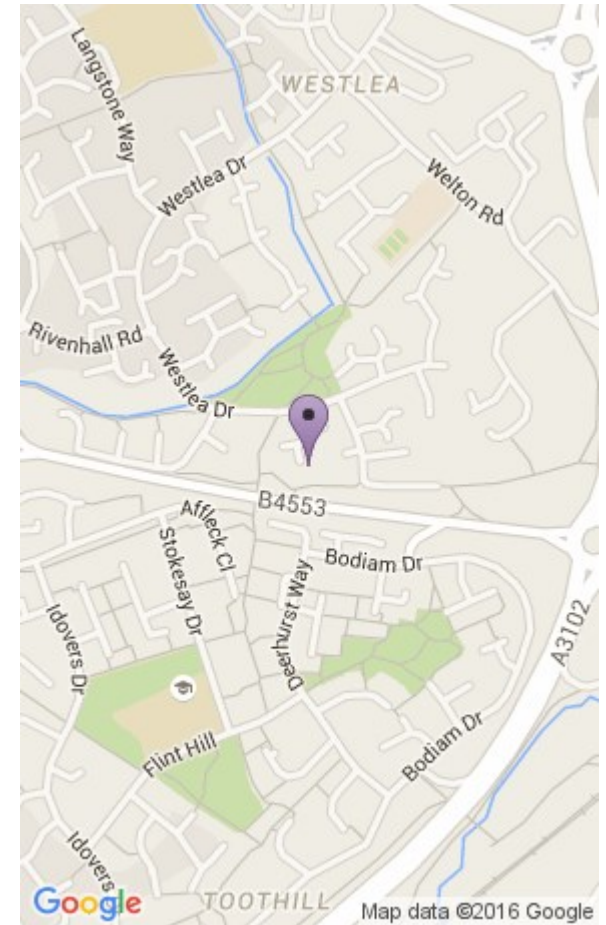
GROUND FLOOR



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

Made with Metropix ©2016



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	