

39 Devon Road, Swindon, Wiltshire, SN2 1PQ

£304,995

Swindon Homes are very pleased to market this extremely well presented, extended three bedroom detached property situated in a quiet road off Northern Road Swindon. The accommodation comprises entrance hall, lounge, dining room, family area, fitted kitchen, utility room, out side office / study/ games room, downstairs cloakroom, two double bedrooms and one single plus family bathroom. Further benefits include a rewire about five years ago, gas central heating, uPVC double glazed windows and doors , category 6 ethernet, solid wood floors on the ground floor, wireless alarm system and an enclosed rear garden with front access. The property is close to a selection of local schools, bus routes and shops and is also within walking distance of Swindon railway station and the town centre if required. This property is an ideal purchase for a growing family.

Front Garden

approx 20' x 30' (approx 6.10m x 9.14m)

Front garden is mainly laid to tarmac for additional parking, small shrub border to side, wooden gate for rear access, access to garage, open porch to front door.

Entrance Hall

13'x 6' into 3' (3.96mx 1.83m into 0.91m)

Siena composite entrance door with obscure glass and uPVC obscure floor to ceiling windows to either side, radiator, stairs to first floor, two under stairs cupboards, smallest housing fuse box [property was re-wired approx. five years ago], doors to lounge and dining room, solid wood flooring, alarm sensor.

Lounge

13'x 10'10" (3.96mx 3.30m)

Large uPVC bay window with fitted blinds to front aspect and radiator under, feature disused fire place with opening log panel to front, storage cupboards with solid wood tops and shelving to either side, solid wood flooring, ceiling down lights, door to hallway.

Dining Room

10' x 10' (3.05m x 3.05m)

Door from hallway, vertical wall mounted radiator, wall mounted storage shelves/book case, doorway to kitchen, solid wood flooring leading into family area.

Family Area

9' x 10'10" (2.74m x 3.30m')

uPVC French patio doors to rear aspect, radiator, two wall mounted storage areas / book cases with additional concealed storage spaces and a flexible work station to centre, solid wood flooring.

Kitchen

8 x 10'9" (2.44m x 3.28m)

uPVC double glazed window to rear aspect. A modern fitted kitchen with a selection of white gloss units to both eye and base level, matching wood square edge work tops and part tiled walls, stainless steel sink with mixer tap over, integrated dishwasher, Hotpoint five burner gas hob with double oven under [one is convector] and extractor over, space and plumbing for American fridge / freezer, cupboard housing wall mounted Baxi combi boiler, ceiling down lights, solid wood flooring, door to utility.

Utility Room

5'4" x 4' (1.63m x 1.22m)

uPVC door with acid etched glass and small uPVC acid etched window to side aspect, wooden square edged work top, radiator, space and plumbing for washing machine, space for tumble dryer, tiled floor, folding door to cloakroom.

Cloakroom

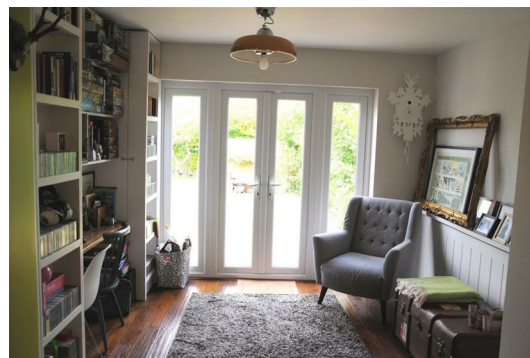
2'4" x 4' (0.71m x 1.22m)

uPVC acid etched window to rear aspect, low level wc, wall mounted wash hand basin with mixer tap over, tiled floor, extractor fan, automatic light switch.

Office/ Study/ Games Room

11'8" x 8' (3.56m x 2.44m)

This building is situated just behind the house, block built, insulated with wooden interior walls, power and light, uPVC window to rear aspect,



Stairs to First Floor

landing 8' x 7'5" (landing 2.44m x 2.26m)

Stairs from hallway to first floor landing, uPVC double glazed window to side aspect, access to insulated loft space with light via loft ladder, doors to three bedrooms and family bathroom.

Bedroom One

14' x 9'2" to wardrobes (4.27m x 2.79m to wardrobes)

Large uPVC double glazed window with fitted blinds to front aspect, radiator under, a selection of fitted wardrobes to one wall, door to landing.

Bedroom Two

12' x 10'6" (3.66m x 3.20m)

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

Bedroom Three

7'4" x 7'6" (2.24m x 2.29m)

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

Family Bathroom

7' x 4'4" into 7'4" (2.13m x 1.32m into 2.24m)

uPVC acid etched window to rear aspect. A modern white bathroom suite comprising walk in shower with tiled splash backs, bath with concealed storage below, wall mounted wash basin with mixer tap over, low level WC, heated towel rail, matching part tiled walls, ceiling down lights, aquatic sealed wood flooring, door to landing.

Rear Garden

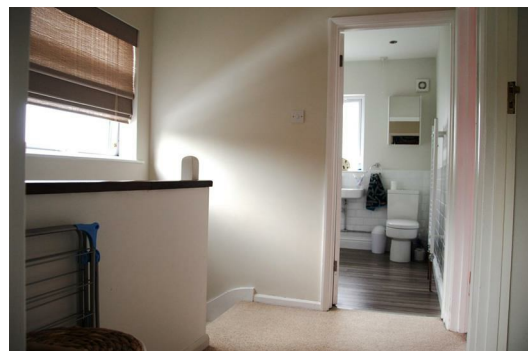
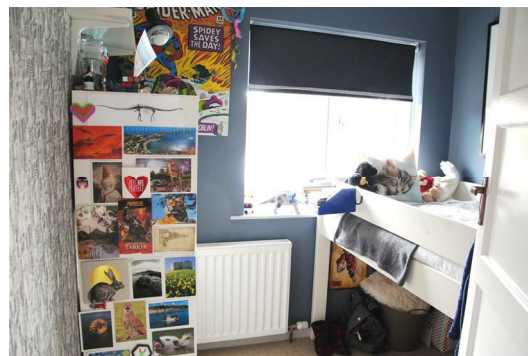
approx 60' x 32' (approx 18.29m x 9.75m)

From back door path to wooden gate for front access, office/ study and to rear garden, steps up to French doors to family room, out side lights, large decked area with purpose built wooden benches and table, lawn to front with shrub/ flower border, small trees and large hedge to rear, green house, vegetable patch with a selection of fruit trees, herbs and grape vines. The garden is enclosed by wooden fencing.

Garage and Parking

approx 16' a 7' (approx 4.88m a 2.13m)

Garage with up and over door, power and light. There is parking for two to three cars to the front of the property.



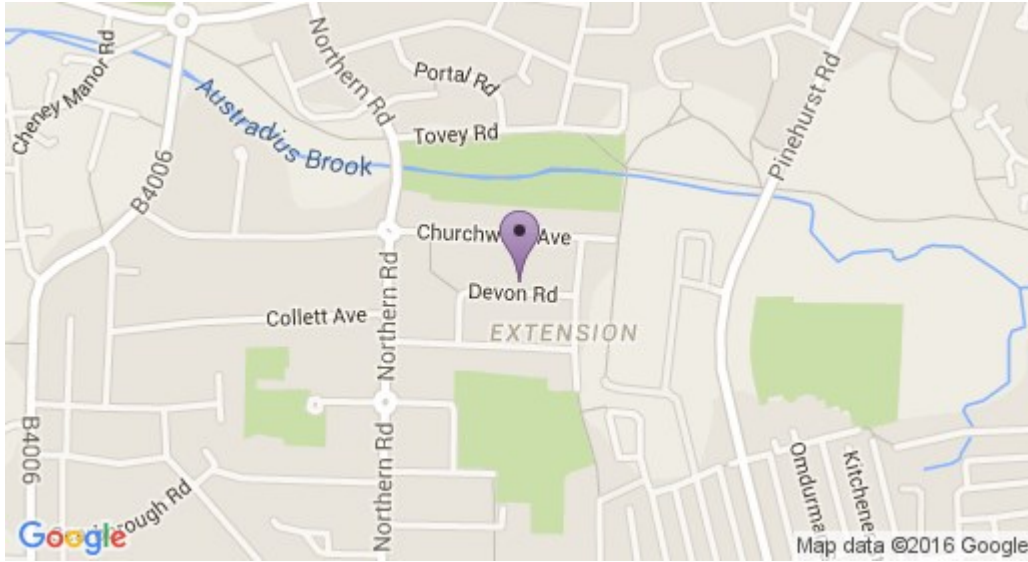


GROUND FLOOR
APPROX. FLOOR
AREA 780 SQ FT.
(72.5 SQ M.)

1ST FLOOR
APPROX. FLOOR
AREA 415 SQ FT.
(38.6 SQ M.)

TOTAL APPROX. FLOOR AREA 1196 SQ.FT. (111.1 SQ.M.)

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			
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