



28 Devon Road, Swindon, Wiltshire, SN2 1PQ

£250,000



Swindon Homes are pleased to market this immaculately presented, extended three bedroom semi-detached property situated just off Northern Road in Swindon. The accommodation now comprises, downstairs; entrance hall, lounge / diner with family area, kitchen / breakfast room, utility room, downstairs shower room including WC, upstairs; two double bedrooms plus a good size single and family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, enclosed rear garden with side access and off road parking for three cars. The property is close to local bus routes and a good selection of schools. Swindon Town centre and the railway station are also easily accessible if required.

#### **Front Garden / Parking**

20' x 26' (6.10m x 7.92m)

Front garden has been laid to stone chippings with ample parking for two three cars, side gate for garden access, open porch to front door.

#### **Entrance Hall**

11'4" x 5'5" (3.45m x 1.65m)

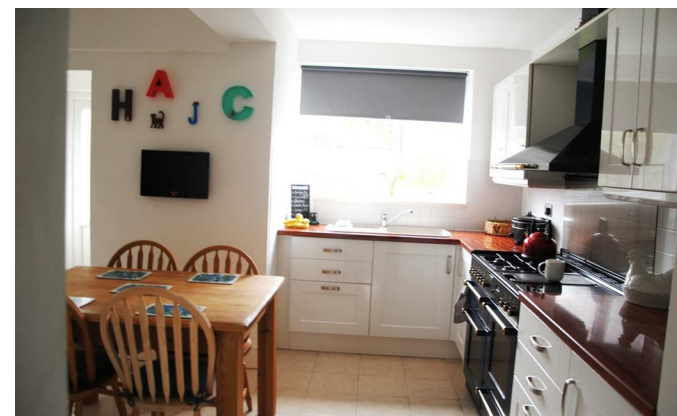
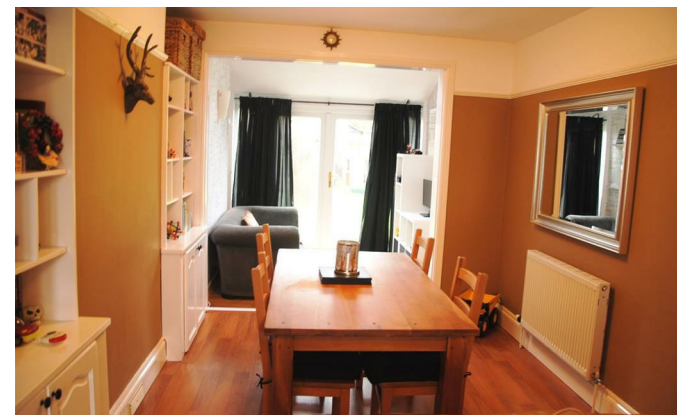
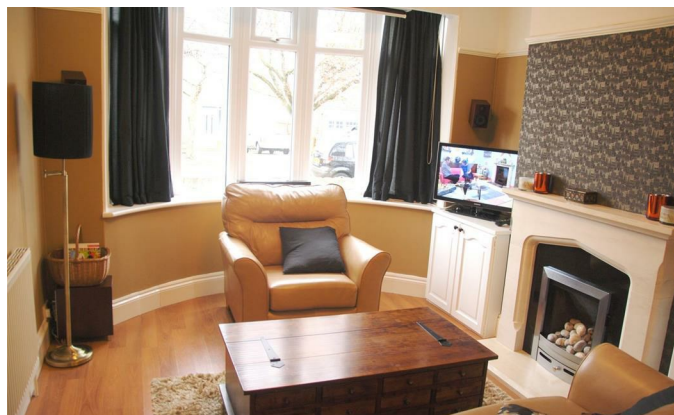
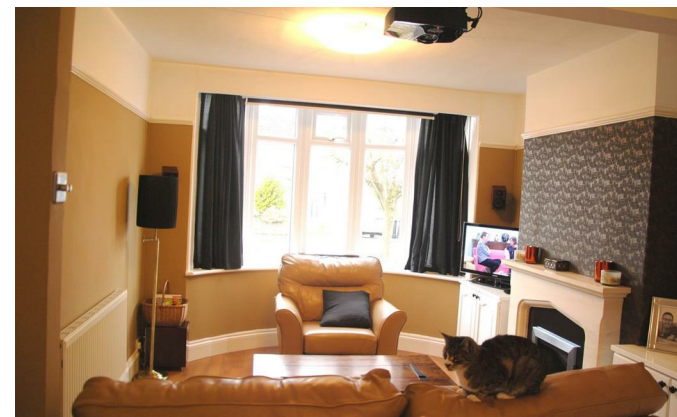
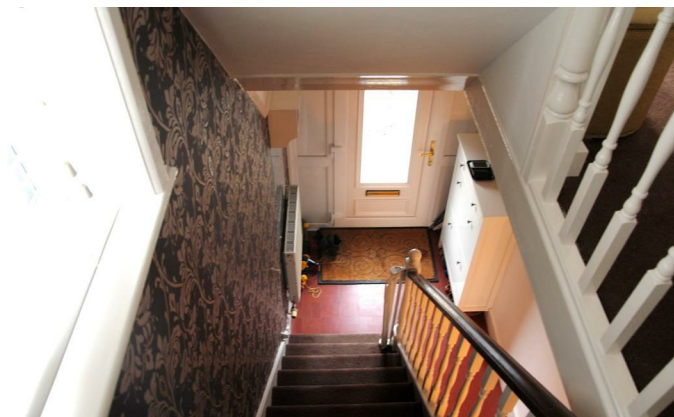
Half glazed uPVC entrance door, radiator, stairs to first floor, two under stairs cupboards, original tiled floor, doors to lounge and kitchen.

#### **Lounge/ Diner**

23' x 10'8" (7.01m x 3.25m)

uPVC bay window to front aspect, radiator, feature fire place with limestone mantel, surround and base enclosing living flame gas fire, fitted cupboards and shelves to either side, laminate flooring.

Dining area has plenty of space for a large family size dining table and chairs, radiator, built in cupboard with shelving above, laminate floor, door to hallway.





### Family Area

8'9" x 8'4" (2.67m x 2.54m)

The family area is to the rear of the dining area. uPVC double glazed French doors to rear aspect with uPVC floor to ceiling windows to sides, radiator, velux skylight, wood flooring.

### Kitchen / Breakfast Room

10'3" x 13'3" (3.12m x 4.04m)

uPVC double glazed window with fitted blind and uPVC half glazed entrance door to rear aspect. A modern fitted Shreiber kitchen with white gloss units at both eye and base level, matching rolled top work surfaces and part tiled walls, Corstone sink unit with mixer tap over, Leisure Range Master four burner gas cooker with hot plate, two double ovens and a plate drawer with extractor over, space for American style fridge / freezer, storage cupboard with light housing gas boiler, radiator, tiled floor, ceiling down lights. There is enough space in the kitchen for a family size dining table and chairs.

### Utility Room

4' x 6'3" (1.22m x 1.91m)

Door from kitchen to utility area, space and plumbing for washing machine, space for tumble dryer, rolled top work top over, wall mounted white gloss kitchen units over and on opposite wall, vinyl flooring, door to shower room.

### Shower Room

8'3" x 5'10" (2.51m x 1.78m)

uPVC opaque window to front aspect, walk in shower with wall mounted mira shower, tiled splash backs, heated towel rail, low level WC, vanity unit housing hand wash basin, wall storage cupboard, tiled floor, ceiling down lights.

### Stairs to First Floor

landing 8'5" x 6' (landing 2.57m x 1.83m)

Stairs with balustrade to first floor landing, access to insulated loft, uPVC double glazed window with fitted blind to side aspect, over stairs storage cupboard, doors to three bedrooms and family bathroom.

### Family Bathroom

6' x 6'2" (1.83m x 1.88m)

uPVC double glazed opaque window with fitted blind to rear aspect. A modern fitted bathroom suite comprising low level WC, pedestal wash basin, panelled bath with centre taps, part tiled walls, heated towel rail, door to landing.

### Bedroom One

11'9" x 10' (3.58m x 3.05m)

uPVC double glazed window to rear aspect, radiator, fitted double wardrobe, laminate flooring, door to landing.

### Bedroom Two

12'3" x 9'5" (3.73m x 2.87m)

uPVC bay window to front aspect, radiator, fitted single wardrobe, laminate flooring, door to landing.

### Bedroom Three

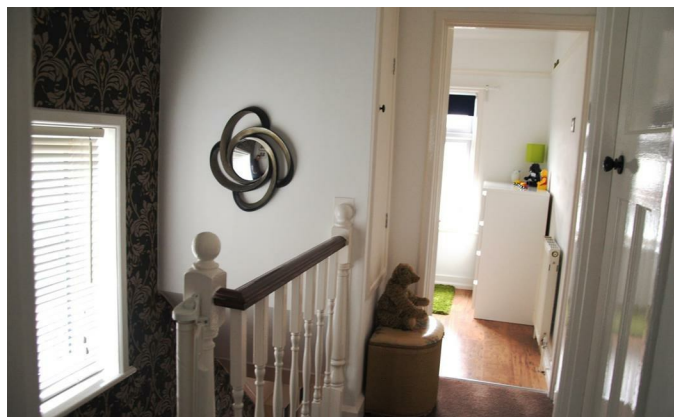
6'8" x 6'6" (2.03m x 1.98m)

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

### Rear Garden

approx 26'9" x 61' (approx 8.15m x 18.59m)

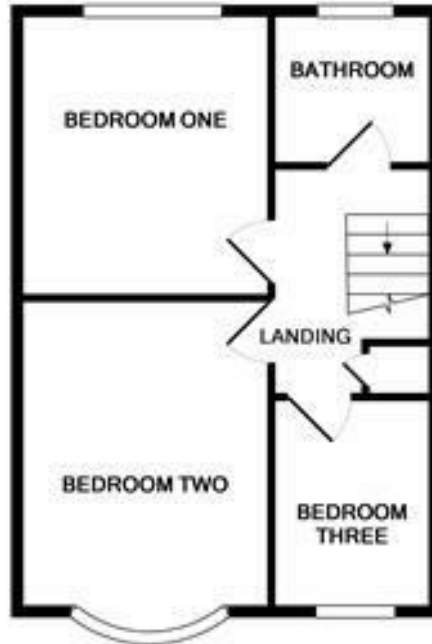
South facing rear garden with a patio to rear of property, wooden gate for front access, lawn with shrub and small bush borders, stepping stone path to garden shed [ with power and light] washing line, outside tap and security light.







GROUND FLOOR  
APPROX. FLOOR  
AREA 689 SQ.FT.  
(64.0 SQ.M.)

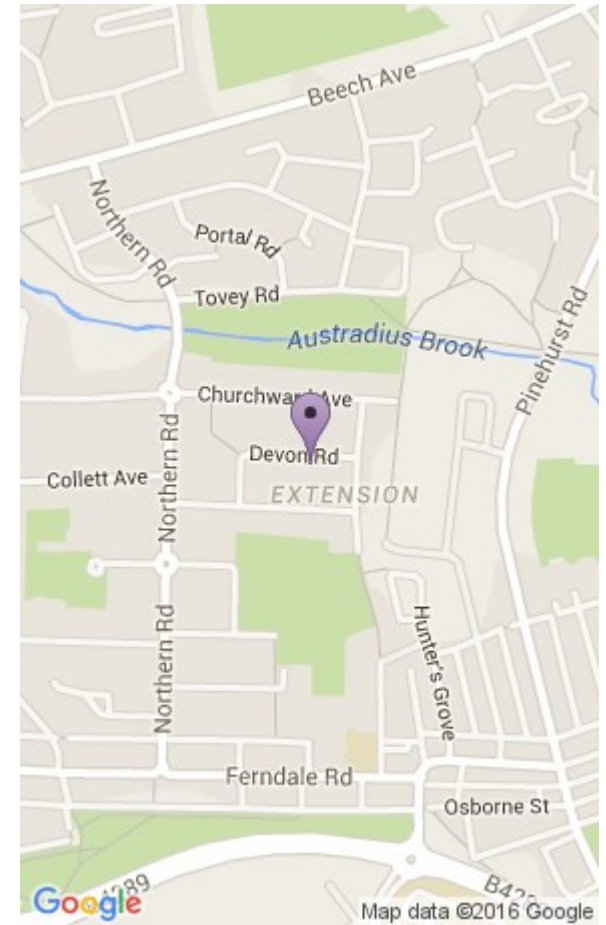


1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.2 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		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		
England & Wales		EU Directive 2002/91/EC		England & Wales	