



11 Wagtail Close, Covingham, Swindon, Wiltshire, SN3 5BL
Chain Free £254,995



NO ONWARD CHAIN. Swindon Homes are pleased to market this very well presented semi-detached property situated at the end of a quiet cul-de-sac in Covingham Swindon. The accommodation comprises ; entrance porch, cloakroom, dining area, kitchen, extended lounge, two doubles and a good size single bedroom plus a family bathroom. Further benefits include under one year old tilt and turn windows through out with ten year warranty, two year old gas boiler, new electric hob and oven, new garage door with additional covered storage to side and roof mounted solar panels. The property also has cavity wall insulation, an enclosed rear garden with side access and a summer house with power and light. There are also two parking spaces to the front of the garage. There are local shops, bus routes and schools nearby plus there is also east access to the A419 and M4 if required.

Entrance Porch

4'9" x 9'2" (1.45m x 2.79m)

uPVC half patterned glazed entrance door with uPVC opaque windows to side, wall mounted electric heater, tiled floor, opaque window to downstairs cloakroom, door to inner lobby.

Inner Lobby

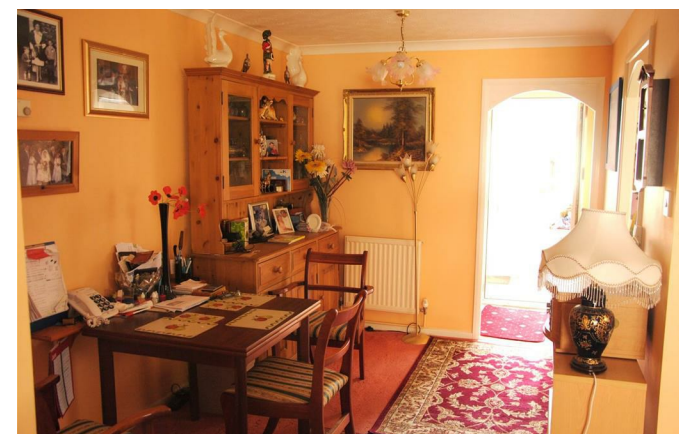
3'7" x 4' (1.09m x 1.22m)

Door to cloakroom, uPVC door to dining area.

Cloakroom

3'7" x 5'2" (1.09m x 1.57m)

A modern white suite comprising low level WC, pedestal wash basin, opaque window to side aspect.





Fitted Kitchen

12' x 7'10" (3.66m x 2.39m)

uPVC tilt and turn window to front aspect. A modern fitted kitchen with 'lemon shaker' kitchen units at both eye and base level, matching rolled top work surfaces and part tiled walls, stainless steel single bowl sink unit with mixer tap over, new integrated electric hob and oven with extractor over, integrated washing machine and fridge freezer, space and plumbing for three quarter size dish washer, wall mounted two year old Vaillant gas boiler, radiator, door way to dining area.

Dining Area

8'2" x 8'5" (2.49m x 2.57m)

Large under stairs storage cupboard, doors to inner lobby and kitchen, open plan into lounge. There is ample space for family size dining table and chairs.

Extended Lounge

13' x 14' in to 14' x 14'5" (3.96m' x 4.27m in to 4.27m x 4.39m)

uPVC tilt and turn window to side aspect, feature fire place with flame effect electric fire, ceiling fan, radiator, corner sited stairs to first floor, uPVC patio doors to garden with uPVC windows and fitted blinds to both front and side aspects, feature fire place with electric fire, pitched roof.

Stairs to First Floor

landing 3'8" x 6'5" into 5'4" x 3'4" (landing 1.12m x 1.96m into 1.63m x 1.02m)

From corner of lounge stairs to first floor landing ,radiator, access by loft ladder to insulated and part boarded loft space, doors to three bedrooms and family bathroom, airing cupboard housing immersion tank.

Bedroom One

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

uPVC tilt and turn window with fitted blinds to front aspect, radiator, door to landing.

Bedroom Two

10'5" to wardrobe x 9'8" (3.18m to wardrobe x 2.95m)

uPVC tilt and turn window with fitted blinds to rear aspect, radiator, fitted double mirrored wardrobes, ceiling fan, over stairs storage cupboard, door to landing.

Bedroom Three

6'x 10' (1.83mx 3.05m)

uPVC tilt and turn window to side aspect, radiator. door to landing.

Family Bathroom

7'6" x 5'10" (2.29m x 1.78m)

uPVC tilt and turn opaque window to front aspect. A modern fitted white bathroom suite comprising walk in shower unit with wall electric shower, tiled splash backs, vanity unit housing wash hand basin with storage cupboards under and integrated low level WC to side, heated towel rail. The walls and floor are maintenance free and water resistant, door to landing.

Rear Garden

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

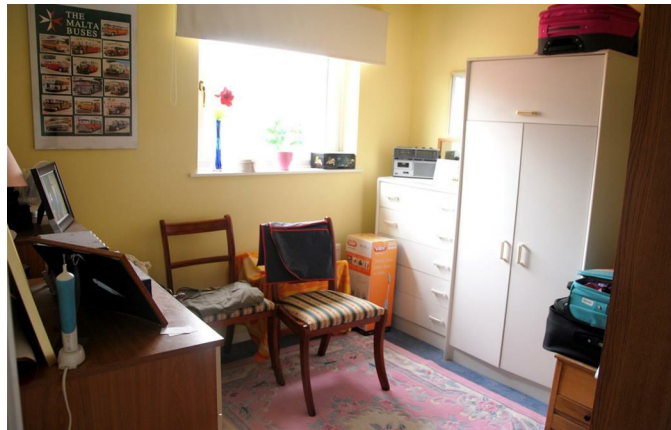
Patio to edge of lawn witch is enclosed by flower and shrub borders, the sun house is hand built with its own consumer unit for its power and light, feature 'street lamp' garden light, side access to front of property via wooden gate to side of property, garden is fully enclosed by wooden fencing.

Garage and Parking

approx 17' x 8' (approx 5.18m x 2.44m)

The garage has a new up and over door with its own consumer unit for power and light, two parking spaces to the front of garage.

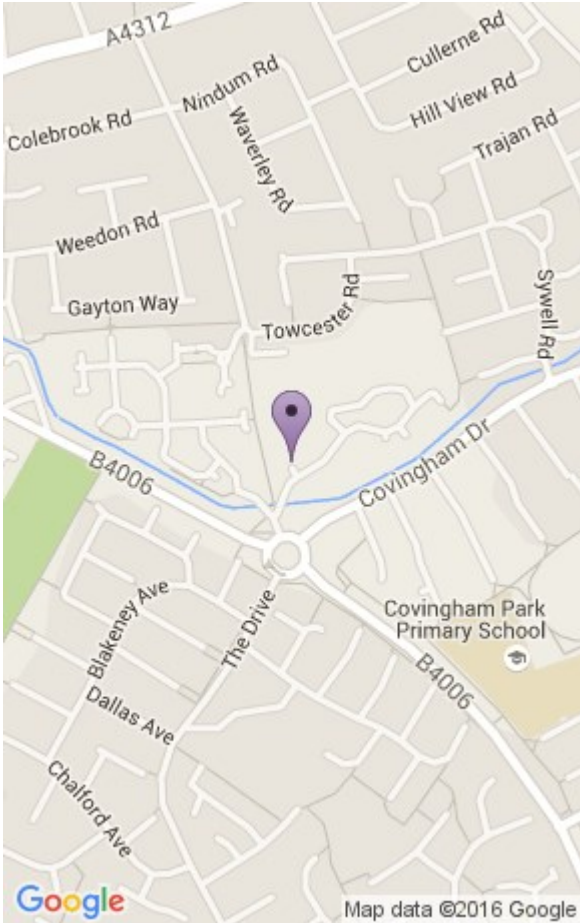
To front of property there is an all weather wall mounted open shelter for storage if required. There are also roof mounted solar panels [not leased].







Home Buying and Selling made Easy



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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