



32 Ermin Street, Blunsdon, Swindon, Wiltshire, SN26 8AA

Offers Invited £335,000



NO ONWARD CHAIN. Swindon Homes are pleased to market this large 5 bedroom semi-detached property situated on a good size plot over looking country side in Blunston Swindon. The accommodation comprises first floor; entrance porch, hallway, study, dining room, lounge, kitchen / breakfast room, cloakroom, first floor; four bedrooms and family bathroom, second floor; loft bedroom and dressing room/ storeroom. Further benefits include gas central heating, uPVC double glazed windows and doors, large front and rear enclosed gardens, plus parking to the front of the property on the old Ermin St. The property is close to the village of Blunston which has a four star hotel with a small golf course and leisure facilities. The A 419 is close by with easy access then to Cirencester and the M4. Swindon town centre is about 6 miles away.

Front Garden

approx 32' into 20' x 6'6" x 37 (approx 9.75m into 6.10m x 1.98m x 11.28m)

Wooden gate with path to front door and to patio area with side gate to garden, lawn to either side of path with shrub and flower borders, garden has brick wall to front and one side with large hedge to other side.

Entrance Porch

4'5" x 7'9" (1.35m x 2.36m)

uPVC half glazed entrance door with uPVC windows to front and side, tiled floor, wall mounted shelves and coat hooks, wooden door to hallway.

Hallway

19'x 3' (5.79mx 0.91m)

Wooden door from porch, radiator, boxed and a wall mounted fuse box, dado rails, stairs to first floor with under stairs cupboard, doors to study, lounge, dining room, kitchen and cloakroom, tiled floor.





Study

9'2" x 12'7" (2.79m x 3.84m)

uPVC double glazed window to front aspect, radiator, original fire place with wood mantel and surround, laminate floor, door to hallway.

Dining Room

12'8" x 8'8" (3.86m x 2.64m)

Two uPVC windows to front aspect, French doors to kitchen, radiator, tiled floor.

Lounge

18'5" x 11' (5.61m x 3.35m)

uPVC double glazed windows to both front and rear aspect [fitted blinds to front],two radiators, wooden mantel and surround with gas fire to centre, laminate floor, door to hallway.

Cloakroom

5'2" x 3' (1.57m x 0.91m)

uPVC opaque glazed window to rear aspect, a white suite comprising low level WC and wall mounted wash hand basin, wall mounted Worcester Bosch gas boiler, radiator,tiled floor, door to hallway.

Kitchen / Breakfast Room

8'9" x 15' (2.67m x 4.57m)

uPVC double glazed window to front and side aspect plus two uPVC windows to dining room, opaque half glazed door to garden, French doors to dining room and door to hallway. A modern fitted kitchen with 'red walnut' coloured units at both base and eye level, matching rolled top work surfaces and part tiled walls, one and a half bowl stainless steel sink unit with mixer tap over, stand alone gas cooker with extractor over, space and plumbing for washing machine and dishwasher or tumble dryer, space for fridge freezer, radiator, tiled floor.

Stairs to First Floor

'I' shaped landing 2'9" x 8' into 5' x 2'9" ('I' shaped landing 0.84m x 2.44m into 1.52m x 0.84)

From hall stairs to first floor landing, doors to four bedrooms and family bathroom, stairs to 2nd floor.

Bedroom One

9'4" x 13' (2.84m x 3.96m)

uPVC double glazed window with fitted blind to front aspect, radiator, laminate floor, door to landing.

Bedroom Two

8'8" x 13'10" (2.64m x 4.22m)

uPVC double glazed window to rear aspect, radiator, cupboard with shelves housing immersion tank,laminate floor, door to landing.

Bedroom Three

11'2" x 9'4" (3.40m x 2.84m)

uPVC double glazed window with fitted blinds to front aspect, radiator, laminate floor, door to landing

Bedroom Four

8'8" x 8'1" (2.64m x 2.46m)

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

Family Bathroom

5'4" x 7'10" (1.63m x 2.39m)

uPVC opaque glazed window to rear aspect. A modern white bathroom suite comprising low

level WC, pedestal wash basin, panelled bath with mixer tap and shower attachment, shower curtain, heated towel rail, tiled floor, door to landing.

Stairs to Second Floor

landing 2'5" x 2'6" (landing 0.74m x 0.76m)

From first floor landing door to stairs to 2nd floor landing, uPVC double glazed window to front aspect, on top of landing Velux window to rear aspect, small storage cupboard, doors to bedroom five and dressing room.

Bedroom Five

10'3" x 13' height 6'6" (3.12m x 3.96m height 1.98m)

uPVC double glazed window to rear aspect, radiator, eaves storage, wall mounted shelves, built in cupboard, laminate flooring, door to landing.

Dressing Room / Store Cupboard.

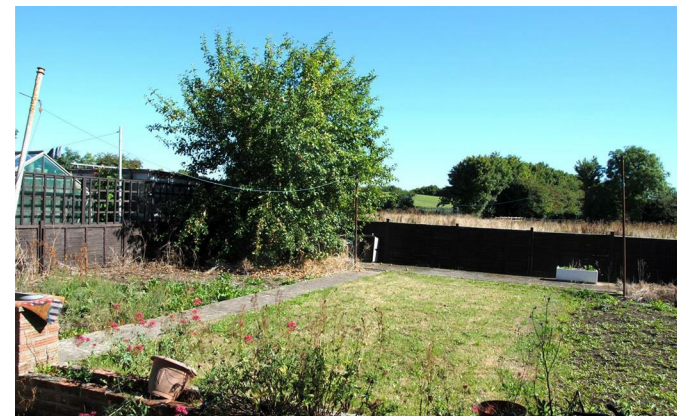
7'3" x 5'9" height 6'2" (2.21m x 1.75m height 1.88m)

uPVC double glazed window to rear aspect, radiator, eaves storage, laminate floor, door to landing.

Rear Garden

approx 10' x 19' into 40' x 37' (approx 3.05m x 5.79m into 12.19m x 11.28m)

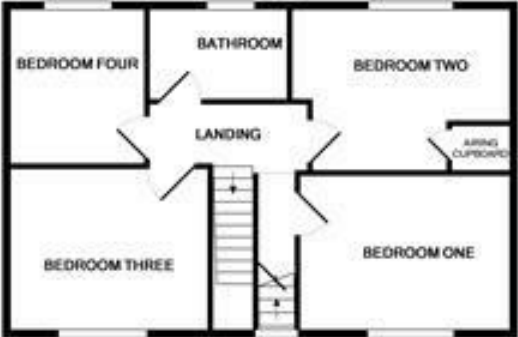
Good sized rear garden with patio to rear of property partly covered with a perspex roof, wooden side gate to front of property, brick storage shed, low brick wall with access between to garden path, lawn to one side of path vegetable patch to other, small tree, all enclosed by wooden fencing. To the rear of the garden the view is of open fields and mature trees.







GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(70.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(52.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 200 SQ.FT.
(18.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1513 SQ.FT. (140.6 SQ.M.)

While every effort 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		