

Your Full Internet details for your approval:

Please read through the following sections which highlight the text/bullet points/photographs/floorplans that will be used for the marketing of your property. If a section is correct please simply tick the box at the end of that section. If any amendments are required, please could you make them to the document and then tick the box to confirm that you are happy subject to those amendments having been made. Then please sign the document as advised to confirm you are willing for us to proceed with live marketing.

**3 Guernsey Lane
Swindon
£350,000**



Text to be used as short description on brochure/online:

Built in Cotswold stone effect, set on the edge of the popular well established Haydon End. The SOUTH facing rear garden, which is not overlooked sets this spacious family home off nicely. The bathroom, en-suite and WC have all been UPGRADED recently to a HIGH STANDARD. The kitchen/dining room has also been UPDATED and UPGRADED, creating a very modern stylish finish. Walking distance to local amenities and schools, good motorway access and transport links.

Please tick the box to confirm that you are happy with the text

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Text to be used as bullets on brochure/online:

- South f/garden
- High spec kitchen
- En-suite to master
- Garage and parking
- Local amenities
- Local schools

Please tick the box to confirm that you are happy with the text

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3 Guernsey Lane, Swindon

Text to be used within the brochure/online:

Description

Built in Cotswold stone effect, set on the edge of the popular well established Haydon End. The SOUTH facing rear garden, which is not overlooked sets this spacious family home off nicely. The bathroom, en-suite and WC have all been UPGRADED recently to a HIGH STANDARD. The kitchen/dining room has also been UPDATED and UPGRADED, creating a very modern stylish finish. Walking distance to local amenities and schools, good motorway access and transport links.

Situation

Haydon End is a modern purpose built residential location, located on the North outskirts of Swindon with its own local amenities including retail park and reputable schooling. There is excellent access to both Junction 15 and 16 of the M5 Motorway, A417, A419, A420 & the Great Western Hospital and Swindon Town Centre c.4 miles with mainline railway links to London Paddington and Bristol.

Directions

Services & Council Tax

Council Tax Band
Gas Central Heating

Location

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Accommodation comprises

Composite door opening to:

Entrance hall

Stairs rising to first floor, laminate flooring, radiator. Doors to:

Cloakroom

Suite comprises: low level WC, pedestal wash hand basin, radiator.

Sitting room

PVCu double glazed window to front aspect, PVCu double glazed french doors with glazed side panels opening to rear garden, television point, laminate flooring, two radiators.

Kitchen/dining room

PVCu double glazed window to front aspect, PVCu double glazed french doors opening to rear garden. Range of contemporary Shaker style wall mounted and base units with solid wood work surfaces over, sink and drainer unit with swan head mixer tap over, built in double oven with gas hob and stainless steel extractor hood over, integrated dishwasher and fridge/freezer, island with solid wood work surface providing further drawer and cupboard space, vinyl tiled effect flooring, inset ceiling downlights, radiator. Archway to:

Utility room

PVCu double glazed door opening to rear garden. Under stairs storage cupboard, space and plumbing for washing machine and tumble dryer, radiator.

First floor

Landing

Access to loft space via hatch, airing cupboard, radiator. Doors to:

Master bedroom

PVCu double glazed window to rear aspect, built in triple wardrobe with sliding doors, radiator. Doors to:

En-suite

PVCu obscure glazed window to rear aspect. Suite comprises: fully tiled shower cubicle, low level WC, wash hand basin with mixer tap inset onto vanity unit, tiled flooring, fully tiled, heated towel radiator.

Bedroom two

PVCu double glazed window to rear aspect, built in double wardrobe, radiator.

Bedroom three

PVCu double glazed window to front aspect, radiator.

Bedroom four

PVCu double glazed window to front aspect, radiator.

Bathroom

PVCu obscure glazed window to front aspect. Suite comprises: Panelled bath with shower over, low level WC, pedestal wash hand basin, tiling to principle areas, heated towel radiator.

Externally

Gardens

Front: Set back from the road by low level wall, laid to stone chippings with paved pathway to front door, outside light.
Rear: Enclosed by brick built walls, block paved patio area leading from the house and extending along the rear aspect, laid to lawn, gated side access.

Please tick the box to confirm that you are happy with the text

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3 Guernsey Lane, Swindon



Please tick the box to confirm that you are happy with the photographs

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Unit B, Millgrove House, 59 Millgrove Street, Swindon, Wiltshire, SN25 2FW Tel: 01793 683144 Fax: Email: swindonnorth@strakers.co.uk

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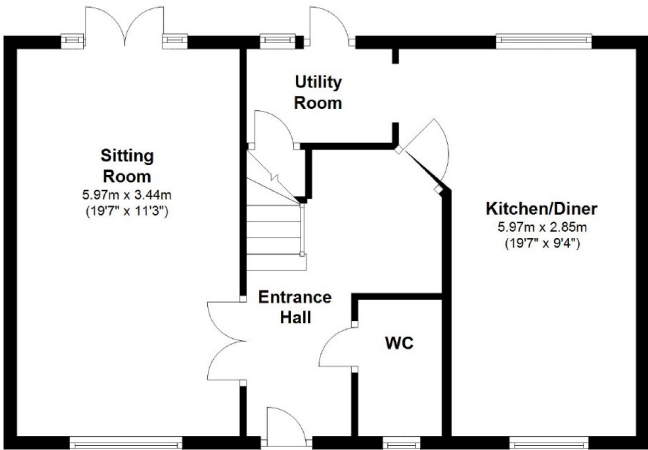
- Chippenham ■ Marlborough ■ Royal Wootton Bassett ■ Swindon
- Corsham ■ Malmesbury ■ Devizes ■ North Swindon



3 Guernsey Lane, Swindon

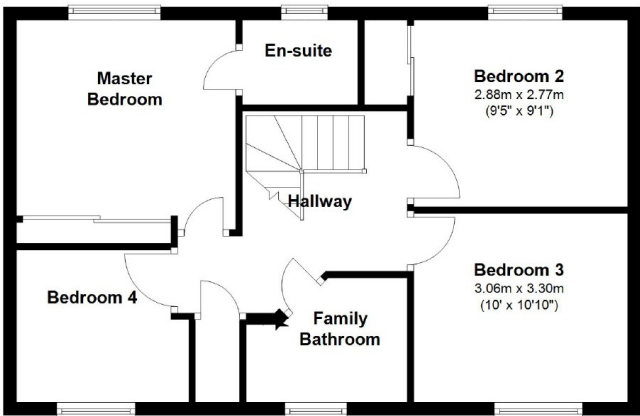
Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 109.9 sq. metres (1183.2 sq. feet)

Please tick the box to confirm that you are happy with the floor plan

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DRAFT DETAILS

I confirm that I/We have checked all these particulars and they are correct in all respects

Signed.....

Signed.....

Date.....

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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