

richard
james



BALLYACK CLOSE

1 Ballyack Close, Coate, Swindon, Wilts, SN3 6EG

Guide Price £400,000 to £425,000



IN A NUTSHELL

 4  2  2

** Guide Price £400,000 - £425,000 **

- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- GARAGE & AMPLE DRIVEWAY PARKING
- KITCHEN DINER
- DOWNSTAIRS WC
- EN SUITE TO MASTER
- SHORT WALK TO COATE WATER



This four bedroom detached family home built by Redrow can be found tucked neatly into a quiet part of the Badbury Park area only a short walk from both the local amenities as well as Coate Water country park.

The property comprises; entrance hall, spacious living room, WC, storage cupboard and full width kitchen diner to the rear with patio doors into the garden. Upstairs you'll find the fourth bedroom ideal for an office or single bedroom, two further double bedrooms, the family bathroom and master bedroom with fitted wardrobes and en suite. The property also benefits from a spacious rear garden laid to patio and lawn as well as a long driveway for multiple vehicles and single garage with power and lighting.

Get in touch for your chance to view!

EPC: B

Council Tax: E



EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
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-  Top listings on Rightmove and Zoopla

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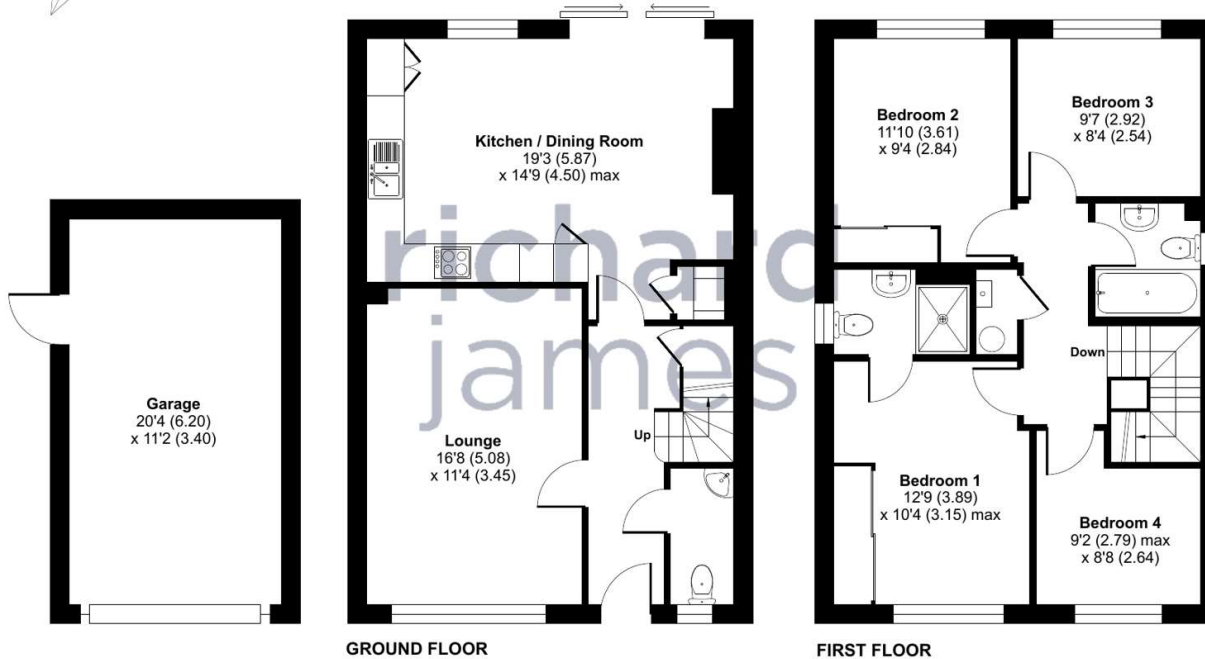
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Approximate Area = 1154 sq ft / 107.2 sq m
Garage = 227 sq ft / 21 sq m
Total = 1381 sq ft / 128.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1082967

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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