

richard  
james



5 Cowleaze, Ridgeway Farm, Swindon, SN5 4FQ

Offers in the region of £500,000




## IN A NUTSHELL

 **5**
 **2**
 **3**

\*\*\*THE LARGEST DESIGN ON RIDGEWAY FARM\*\*\*

The ultimate family home or HMO awaits you, boasting large & flexible accommodation over 3 floors & 3 bathrooms. The property is well situated on the edge of Ridgeway farm & benefits from uPVC double glazing, gas radiator central heating, sitting room, study, cloakroom/utility room, high end top of the range kitchen/dining room, master bedroom with dressing room & ensuite, 2 first floor bedrooms, family bathroom, 2 second floor bedrooms & family bathroom, garden, garage & 2-3 parking spaces. The property is well located for all local amenities, shops, schools etc Lydiard Park & M4 J16. The property is offered with no onward chain & viewing is highly recommended by the vendor's agent.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# 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
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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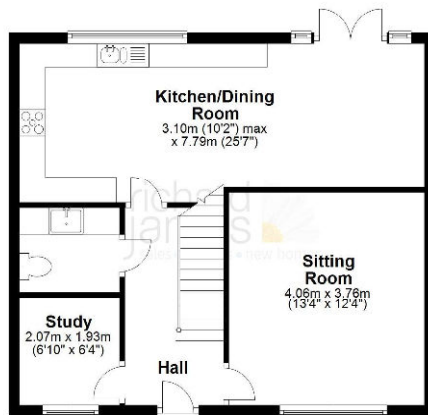
1 Lucena House | Shaw Village Centre | Swindon | SN5 5PY

07921 451 614 | 01793 311 014

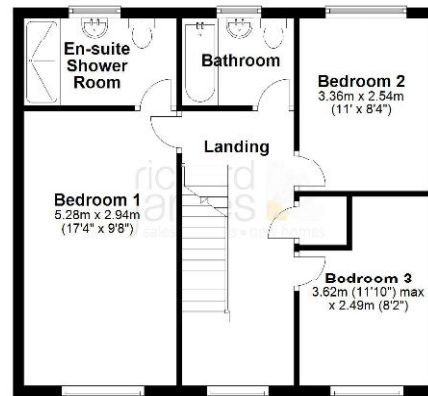
barriebrocks@richardjames.uk

Find me on [incentivised.com/Barrie Brocks](https://www.incentivised.com/Barrie_Brocks)

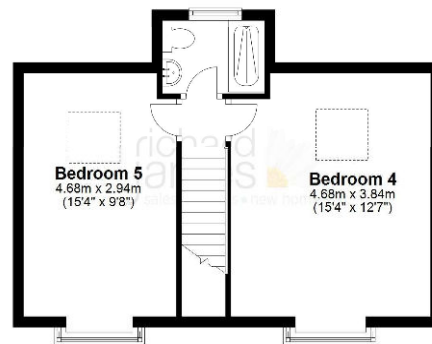
**Ground Floor**  
Approx. 54.3 sq. metres (584.5 sq. feet)



**First Floor**  
Approx. 55.6 sq. metres (598.9 sq. feet)



**Second Floor**  
Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 149.0 sq. metres (1604.2 sq. feet)

### Richard James & their clients give notice that:

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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