

richard
james



9 Newmeadow Copse, Peatmoor, Swindon, SN5 5AQ

Offers in the region of £750,000




IN A NUTSHELL

 **5**
 **2**
 **2**

LOCATION, LOCATION, LOCATION

Situated at the end of one of the most popular cul de sac's in West Swindon close to Peatmoor Lagoon, we are pleased to present this much improved 5 bedroom 2 ensuite, detached family home. The property benefits from uPVC double glazing, gas radiator central heating, hall, reception hall, cloakroom, sitting room, dining room, family room/study, kitchen/breakfast room, utility room, uPVC double glazed conservatory, master bedroom with en suite bathroom, bed 2 with en suite shower room, 3 further bedrooms, family bathroom, double detached garage, corner plot garden & block paved driveway for numerous vehicles. The property is well located for all local amenities, shops, schools etc Lydiard Park & M4 J16. Viewing is highly recommended by the vendor's sole agent.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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...

**richard
james**

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

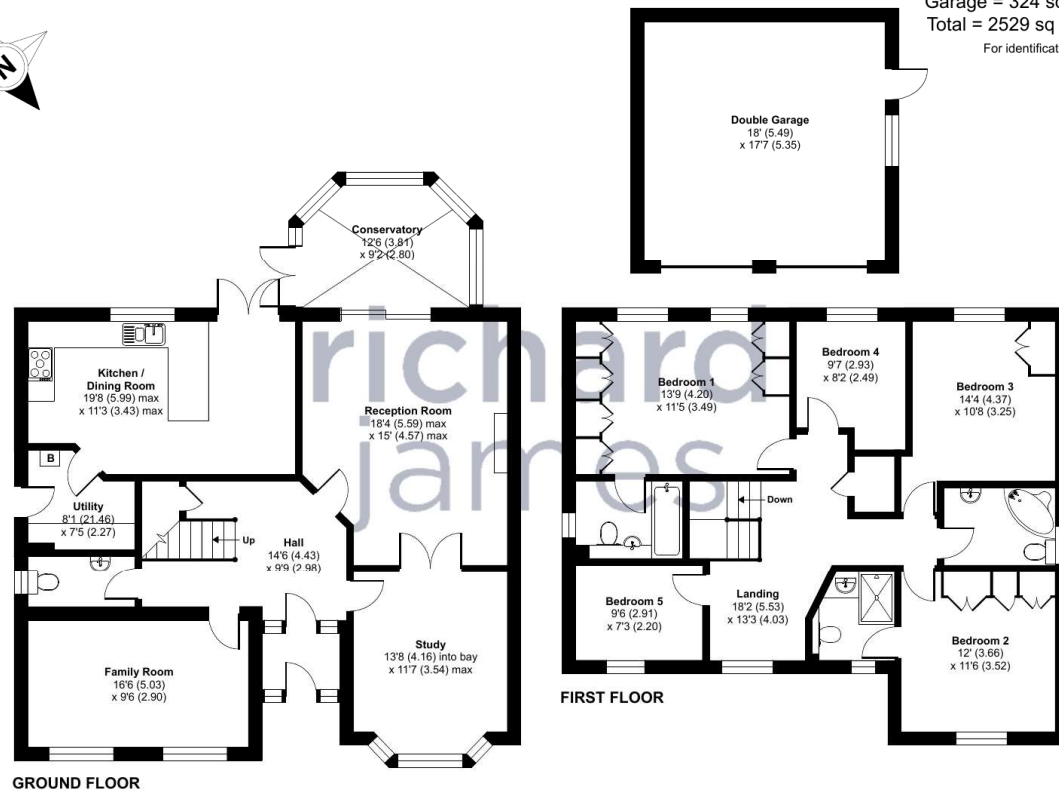
07921 451 614 | 01793 311 014


barriebrocks@richardjames.uk

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



Approximate Area = 2205 sq ft / 204.8 sq m
Garage = 324 sq ft / 30.1 sq m
Total = 2529 sq ft / 234.9 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). © nchecon 2024. Produced for Richard James. REF: 1160308

Richard James & their clients give notice that:

- 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.
- 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.
- All Measurements are approximate.

rightmove
find your happy