



High Ground, Tadpole Garden Village, SN25 2RB

guide price **£350,000**

**richard  
james**



\* energy efficiency  
rating

B

\*\*GUIDE PRICE £350,000 - £360,000\*\*

Located in the ever-popular Tadpole Garden Village development in North Swindon, you'll find this beautifully updated three-bedroom semi-detached family home.

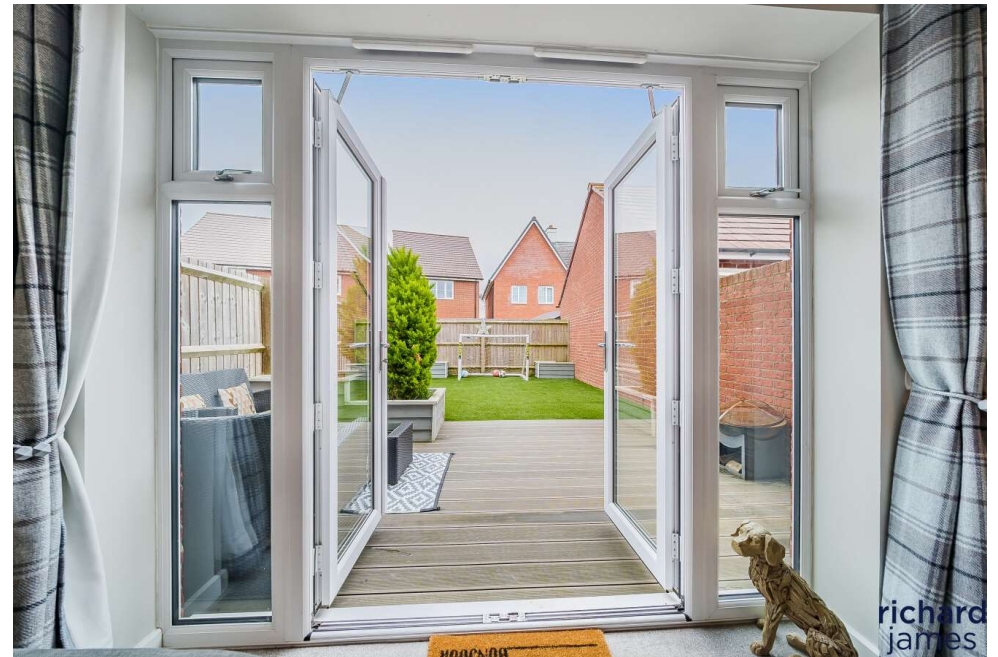
On entry, you'll find a bright hallway with a convenient WC. The kitchen/diner is a real standout, offering modern finishes and ample space for family dining. To the rear, the full-width sitting room overlooks the garden through French doors, flooding the space with natural light.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes and an updated en-suite shower room. The family bathroom is modern and well-appointed, serving the remaining bedrooms.

The rear garden is generously sized, offering plenty of outdoor space and landscaped with a combination of decking and artificial lawn, ideal for both relaxation and entertaining.

Immediately to the side of the home there is a single garage with driveway parking.

EPC: B  
COUNCIL TAX: D





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## exceptional service

Our team will guide you through the process of buying or selling your home.

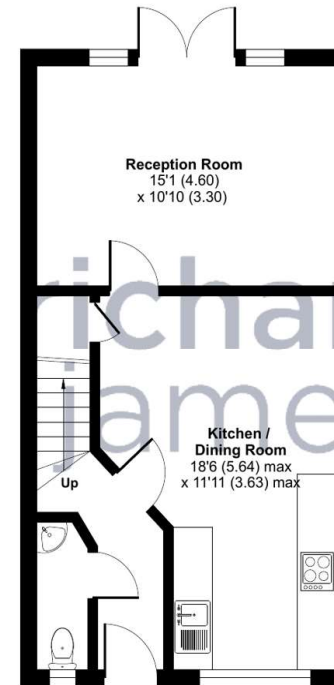
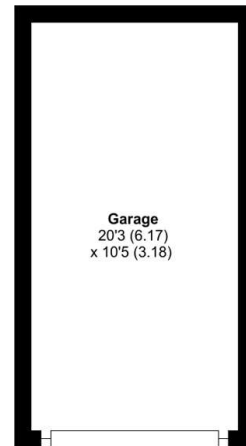
We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- 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

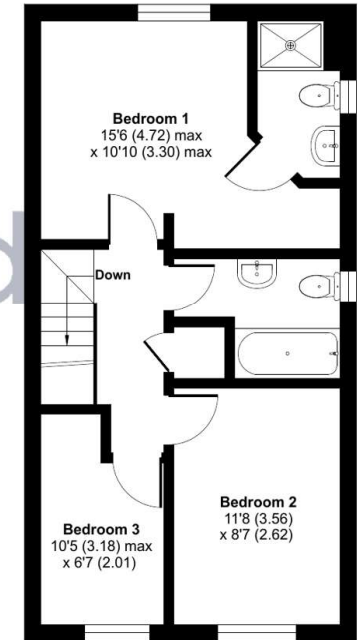
call us for a free  
valuation on your property

[northswindon@richardjames.uk](mailto:northswindon@richardjames.uk)

Gemini House | Hargreaves Road | SN25 5AZ



GROUND FLOOR



FIRST FLOOR

Approximate Area = 900 sq ft / 83.6 sq m  
Garage = 211 sq ft / 19.6 sq m  
Total = 1111 sq ft / 103.2 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). © richjecom 2024. Produced for Richard James. REF: 1178270

### 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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