



1 Belle Vue Road, Old Town, Swindon, Wiltshire, SN1 3HQ  
£950

SWINDON  
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Swindon Homes are pleased to offer for rent this FURNISHED ONE BEDROOM MAISONETTE situated in the heart of Old Town, Swindon.

This truly unique property offers a large open plan lounge/ diner, fitted kitchen/ breakfast room, bathroom and then to the lower level where there is a bedroom, snug and dressing area.

Double doors lead from the dressing area into the rear courtyard garden with a raised seating area with brilliant views over Swindon.

Hard standing to front of property offering potential parking for one small vehicle [ no dropped curb]

### Entrance Porch

### Living Room

14'1" x 9'10" (4.3 x 3)

Bay window to front, 2 piece sofa suite, television, radiator

### Dining Room

10'2" x 10'2" (3.1 x 3.1)

Dining table and chairs, radiator

### Kitchen/ Breakfast Room

14'5" x 8'10" (4.4 x 2.7)

Window to rear, electric oven and hob with extractor over, microwave, toaster, washing machine, breakfast area with seating, radiator

### Bathroom

7'2" x 4'11" (2.2 x 1.5)

Window to rear, pedestal wash basin, bath with shower over, radiator

### Snug

9'11" x 9'11" (3.04 x 3.04)

Stairs from ground level, sofa, radiator





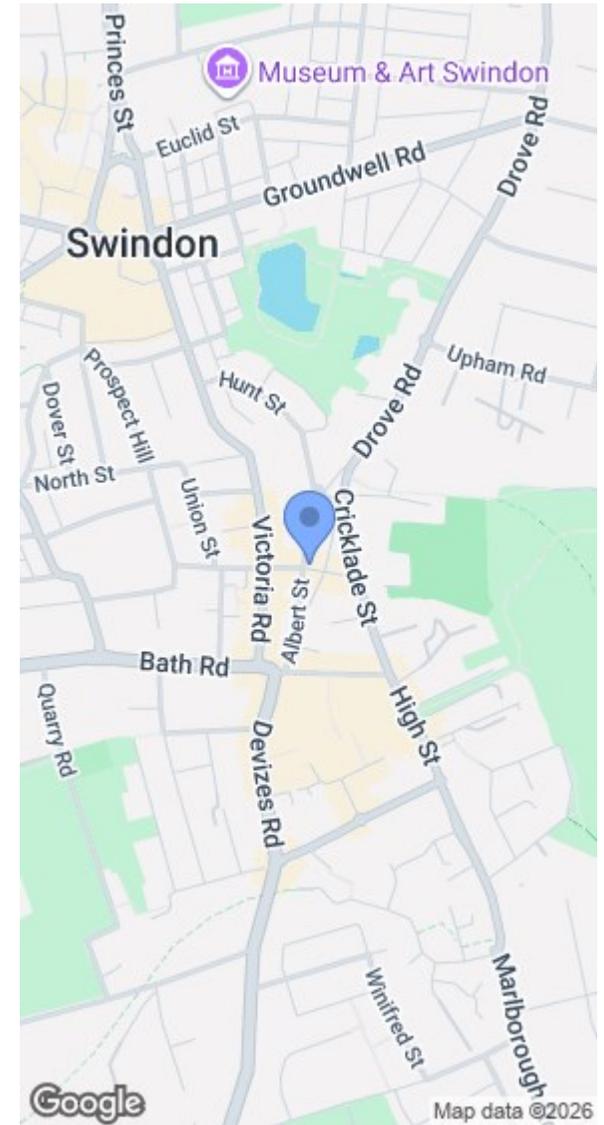
**Bedroom**  
12'1" x 9'6" (3.7 x 2.9)  
Double bed, radiator

**Dressing Area**  
5'6" x 8'10" (1.7 x 2.7)  
Wardrobe, clothes storage, double doors to rear courtyard





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	54	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC