



1 Thomas Edward Coard Building Cricklade Road, Swindon, SN2 8AB £995 Per Month

**** TWO DOUBLE BEDROOMS ** WHITE GOODS INCLUDING DISHWASHER & TUMBLE DRIER ** WELL PRESENTED ****

To let:

A spacious two bedroom flat in Thomas Edward Coard, Gorse Hill. The flat is very well presented and is certainly unique for a rental property of its type

This home comes with white goods including a dishwasher and a tumble dryer.

The accommodation comprises an open plan living room/ kitchen, two double bedrooms and a bathroom

The property is situated a short walk from a range of local shops and amenities, with easy access to bus routes and town centre.

PLEASE NOTE:

Due to restrictions on the headlease we are unable to accept pets in this property.

Household income must be over £31,000 to pass referencing checks.



Entrance Hall

Entrance door, two storage cupboards housing tumble dryer & water tank, doors to living room, doors to bedrooms and bathroom

Living Room/ Kitchen

16'2" x 18'10" (4.93 x 5.75)

Window to front, electric heater, kitchen units, wash basin, fridge/ freezer, washing machine, dishwasher, electric oven, induction hob

Bedroom One

9'6" x 11'9" (2.9 x 3.6)

Window to rear, built in wardrobe/ storage, electric heater

Bedroom Two

10'7" x 12'2" (3.24 x 3.72)

Window to side aspect, electric heater



Bathroom

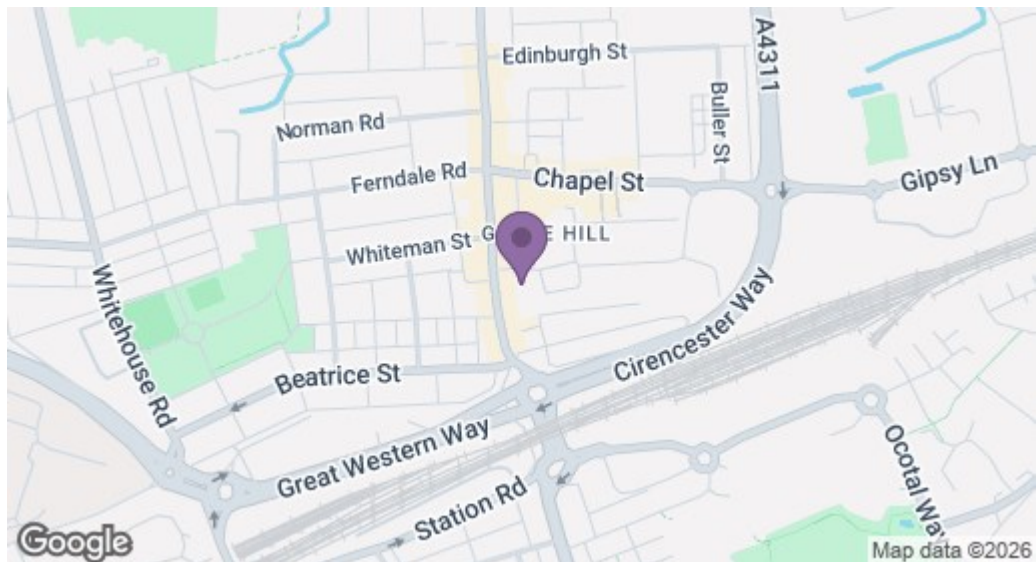
5'7" x 7'6" (1.72 x 2.3)

Window to side, wash basin, WC, bath, extractor fan, electric heater

GROUND FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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