



## flat 3, 27 -28 Devizes Road, Old Town, Swindon, SN1 4BG

**£550 Per Month**

Swindon Homes are pleased to let this first floor, studio apartment situated in Old Town, Swindon. The accommodation comprises ; communal entrance with stairs to all floors, utility room housing washing machines, tumble dryer and electric cooker, double room with single bed and white goods, plus shower room. car parking is available at £35 per month. Landlord pays for the gas central heating and water .  
GUARANTOR REQUIRED.



### Communal Entrance

Entrance is from the side of the building from Lethbridge Road. Front door into entrance hallway, secure access, stairs to all rooms., door to utility room.

### Utility Room

uPVC window to side aspect, work top with stainless steel kitchen sink and mixer tap over, two washing machines, a tumble dryer and a standalone electric cooker.

### Studio Room

uPVC window with fitted blind to side aspect, a selection of units at both eye and base level, matching work top, stainless steel sink unit with mixer tap over, stand alone fridge, kettle, two ring electric hob., microwave, single bed, dining table with two chairs ,two sets of draws, wall mounted coin fed meter, radiator, door to en-suite.

### En- Suite

uPVC opaque glass to front aspect, a walk in shower with tiled splashbacks, low level WC, pedestal wash basin, radiator, part tiled walls.

### Car Parking

here is a car park to the rear, with the cost for a space at £35.00 per month if required.



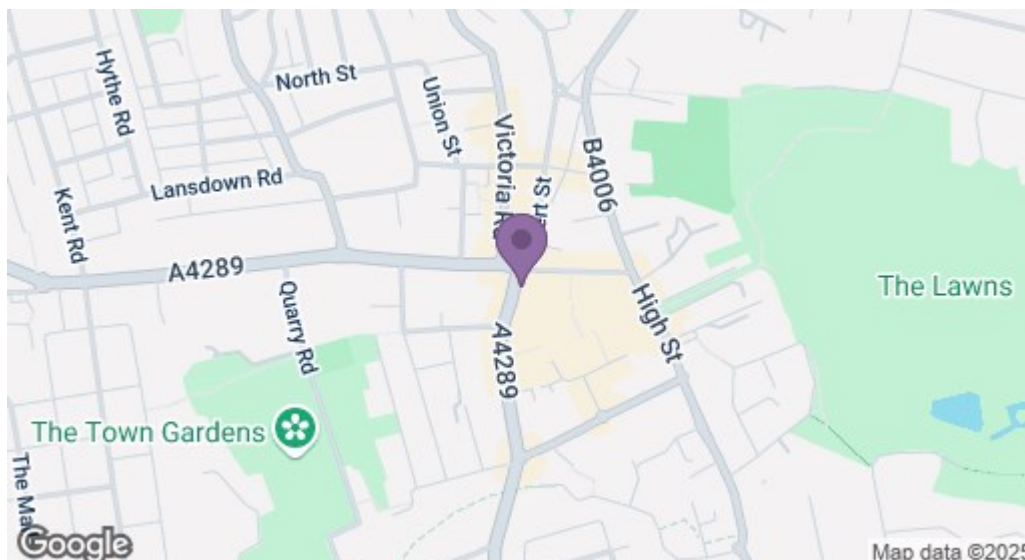




## GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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