



240 Shaftesbury Avenue, Swindon, SN3 2BD  
£1,400 Per Month

SWINDON  
**HOMES**   
sales, lettings & mortgages

## TO LET

Three bedroom mid-terraced house in Park South, Swindon

The property benefits from a downstairs WC, good sized bedrooms and a private enclosed rear garden

The house is situated close to local schools and amenities, with easy access to the M4 and A419 and bus routes running nearby

Please note: To pass referencing household income must be over £42,000

### Entrance Porch

### Hallway

### Lounge/ Diner

13'1" into 9'6" x 9'10" into 18'11" (4 into 2.9 x 3 into 5.77)

Sliding door to garden, window to front, space for family dining table and chairs

### Kitchen

13'11" x 8'3" (4.25 x 2.54)

Window to rear, door to garden, cupboards at eye and base level, undercounter fridge, undercounter freezer, wash basin, washing machine

### Bedroom One

13'1" x 9'10" (4 x 3)

### Bedroom Two

13'1" x 8'8" (4 x 2.66)

### Bedroom Three

10'2" x 6'10" (3.1 x 2.1)

### Bathroom

Bath with shower over, wash basin, WC

### Rear Garden

Patio leading to lawn area



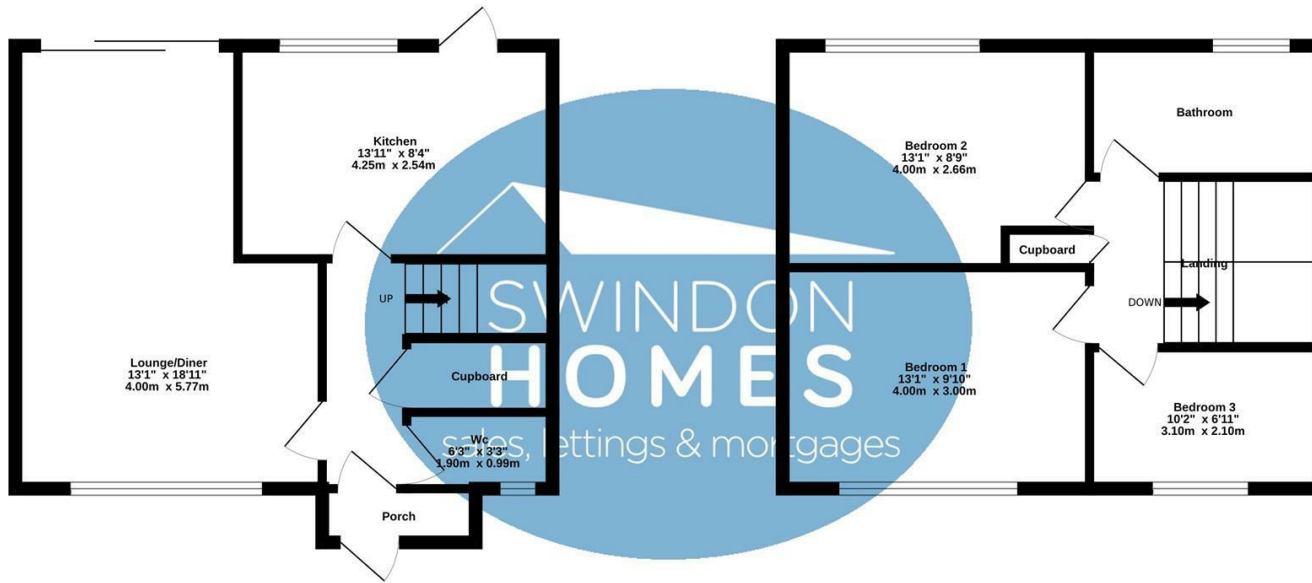




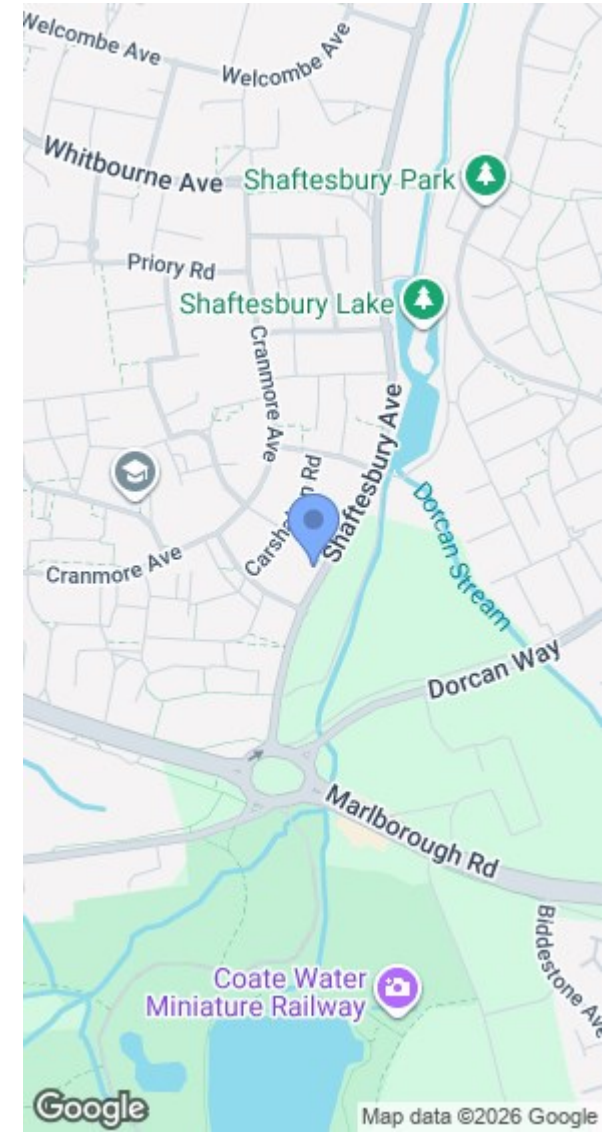


GROUND FLOOR

1ST 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                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | 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>                            |         |                                                | (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 |
| England & Wales                             |         | England & Wales                                |                                                                 |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                        |                                                                 |