



**25 Broome Manor Lane, Old Town, Swindon, Wiltshire, SN3 1NB**  
**£1,400 Per Month**

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Swindon Homes are pleased to market for rent this well-presented 3 bedroom semi-detached home in the highly sought after area of Broome Manor, Swindon. The accommodation comprises entrance porch, entrance hall, large lounge / diner, fitted kitchen, 3 good sized bedrooms and modern bathroom. Further benefits include uPVC double glazing throughout, gas central heating, driveway parking for 2-3 cars, a single-car garage plus a good sized rear garden. The property comes with white goods included. The property is close to Old Town , local bus routes and schools with easy access to the A419 and M4 if required.

Small pets are welcome.

#### **Porch**

**4'9" x 2'11" (1.47 x 0.9)**

Entrance porch with uPVC half glazed entrance door, uPVC window to front and side, wooden door to hallway

#### **Entrance Hall**

**4'9" x 13'4" (1.47 x 4.08)**

Wooden entrance door, stairs to first floor, under-stairs storage area, door to lounge, door to kitchen, radiator

#### **Lounge/ Diner**

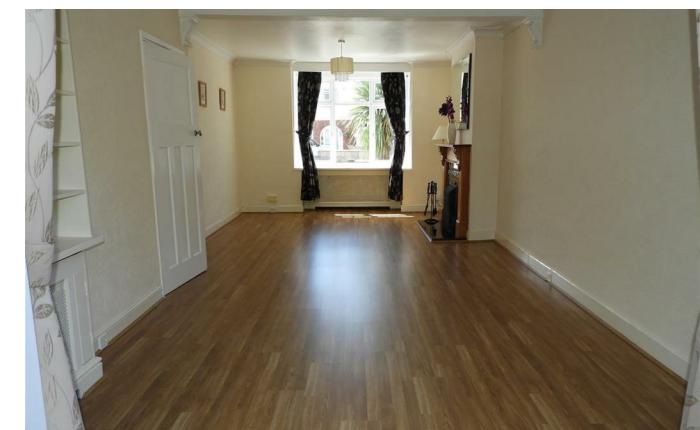
**12'4" x 24'6" (3.77 x 7.48)**

uPVC bay window to front. Large open plan lounge/ diner with open fireplace, uPVC double doors to rear garden, shelving for storage, 2x radiator

#### **Kitchen**

**8'6" x 21'11" (2.6 x 6.7)**

uPVC double glazed window to rear aspect. Fitted kitchen with a selection of light oak units at eye and base level, matching roll-top work surfaces, breakfast bar, zanussi fridge as well as fridge/ freezer, indesit washing machine, electric oven with extractor fan above, stainless steel sink basin with filtered drinking water tap.





### **Bedroom One**

**9'10" x 11'5" (3 x 3.5)**

uPVC double glazed window to front aspect, built in wardrobes, radiator

### **Bedroom Two**

**10'1" x 11'5" (3.09 x 3.49)**

uPVC double glazed window to rear, storage cupboard, radiator

### **Bedroom Three**

**6'1" x 7'10" (1.87 x 2.41)**

uPVC window to front aspect, radiator

### **Bathroom**

**5'9" x 5'7" (1.76 x 1.72)**

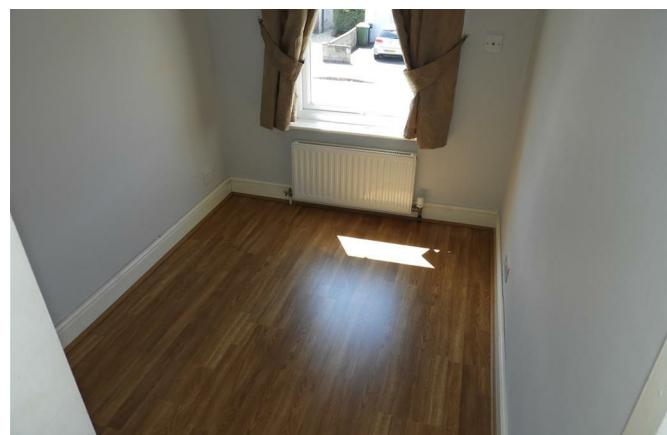
uPVC frosted window to rear aspect. Paneled bath with electric shower above, wash basin housed in vanity unit with mixer tap above, radiator

### **Rear Garden**

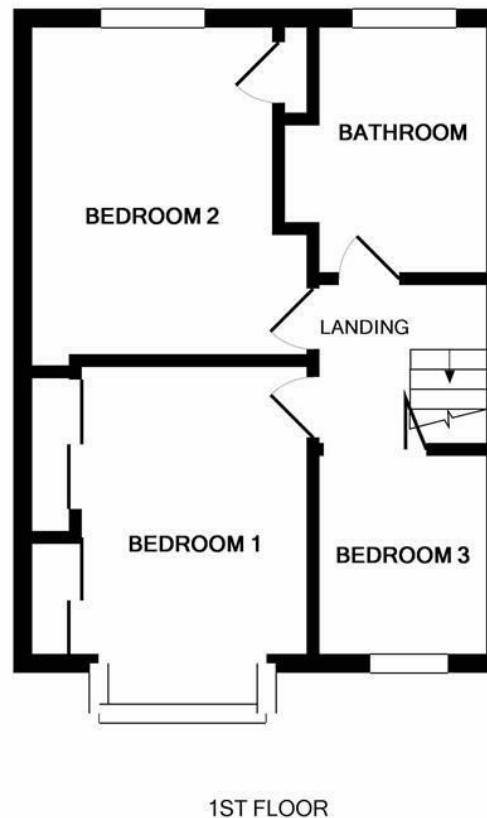
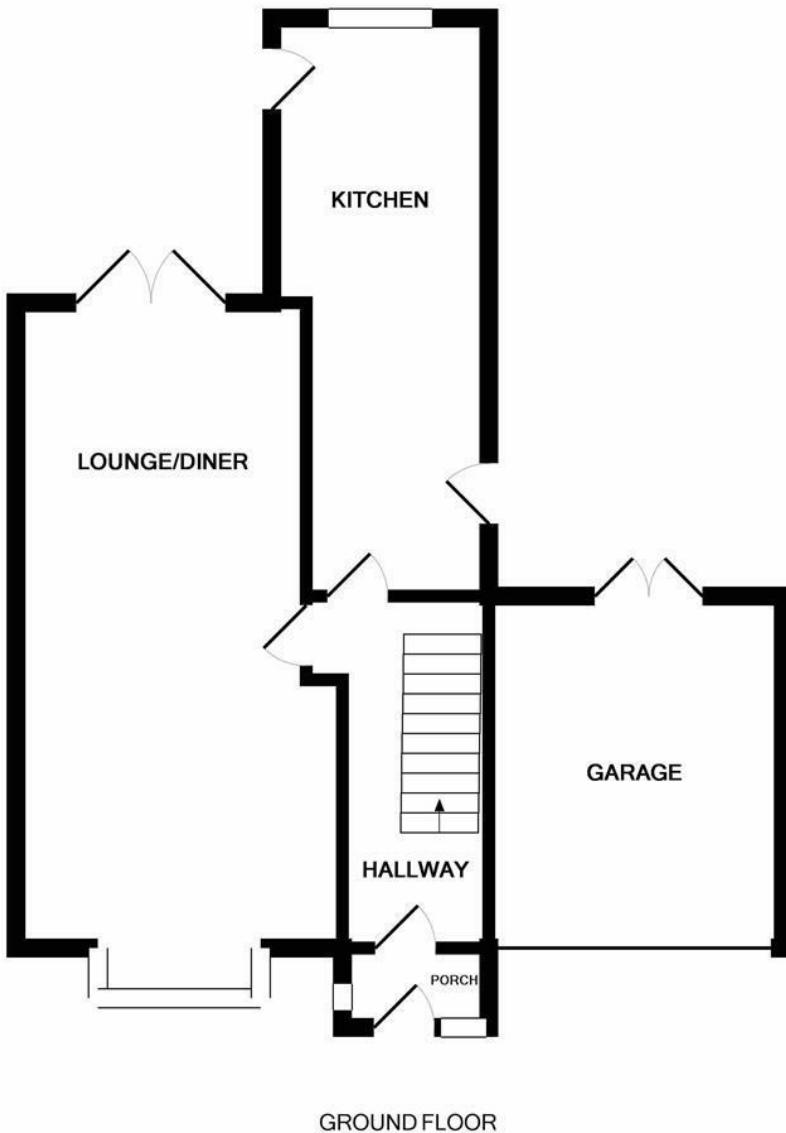
Good sized rear garden with patio area, neat lawn with mature shrub borders, storage shed and seating area to rear

### **Integral Garage**

Single car integral garage with up and over door, power and light, wooden rear access double doors

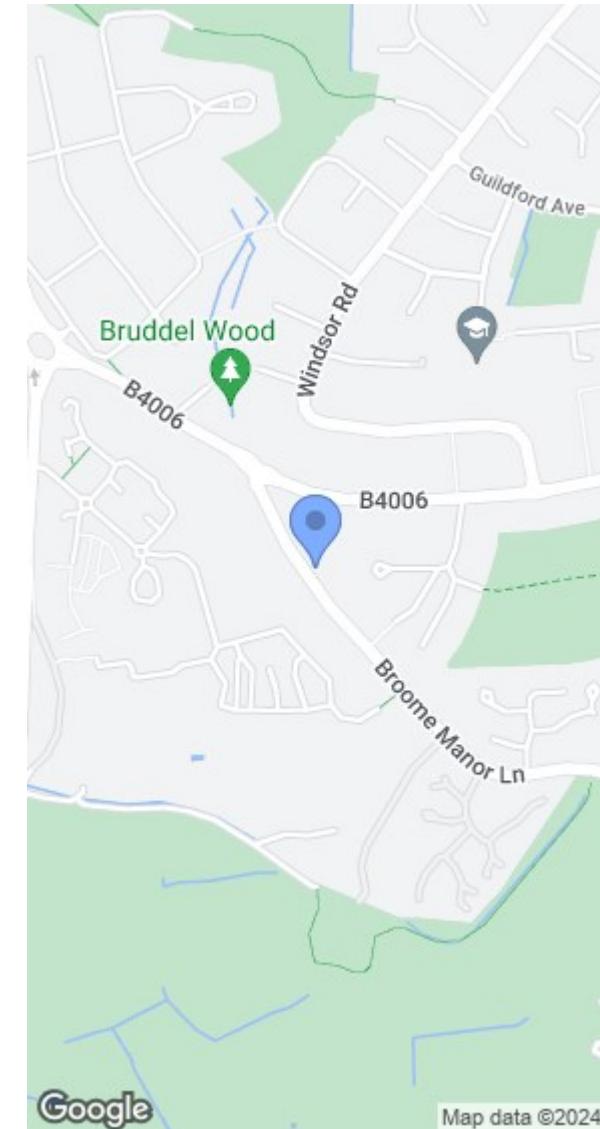






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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			
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			