



## 13 Melrose Close, Westlea, Swindon, SN5 7ED

### £1,175

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Swindon Homes are please to let this two bedroom terraced home on Melrose Close, Swindon.

The property has a living room and kitchen downstairs with two good sized bedrooms and a bathroom upstairs.

The home also benefits from a low-maintenance rear garden and allocated parking.

#### PLEASE NOTE:

Due to overcrowding guidelines this property is only suitable for families with 1 child over 10 or two children under 10 years of age

Applicants must have a household income of over £38,500 P.A.

### **Entrance Hall**

### **Living Room**

Window to rear, door to garden, stairs to first floor

### **Kitchen**

window to front, electric cooker, wash basin, space for f/f, space for washing machine

### **Stairs & Landing**

### **Bedroom One**

Window to rear, wardrobe

### **Bedroom Two**

Window to front, radiator

### **Bathroom**

Bath with shower over, WC, wash basin

### **Rear Garden**

### **Parking**

Allocated parking space

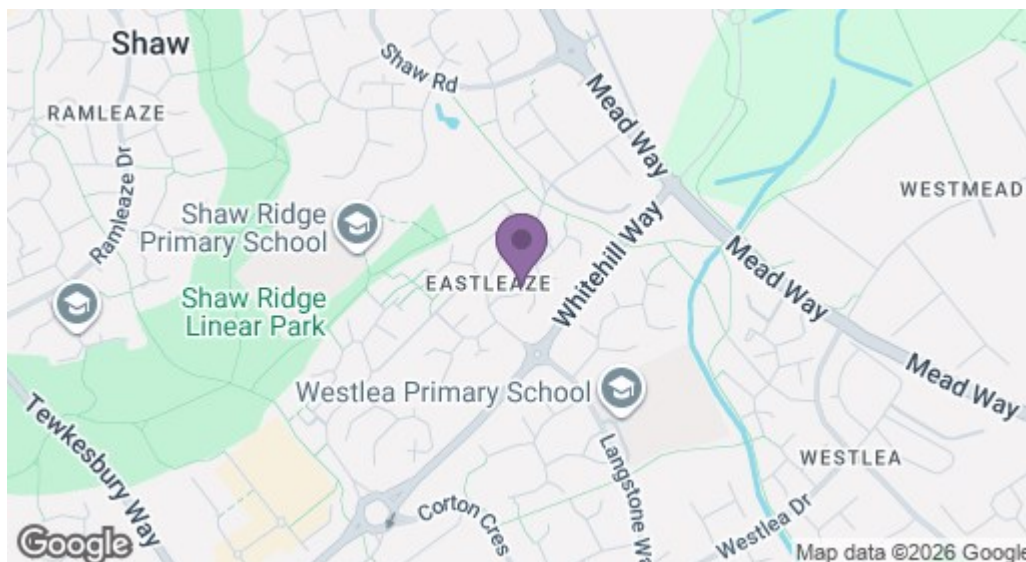


GROUND FLOOR

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                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>90</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                | <b>67</b> |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |
| 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>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |