



**BAILLIE CLOSE**

Tadpole Garden Village, Swindon, Wilts SN25 2RE





## Baillie Close, Tadpole Garden Village, Swindon SN25 2RE

- AVAILABLE FROM 06.02.26
- Four Bedroom Semi Detached House
- Garage & Driveway Parking For Several Vehicles
- 18ft Lounge/Diner
- En-Suite Shower To Master
- Kitchen/Breakfast With Integral Appliances
- Downstairs Cloakroom
- West Facing Rear Garden
- Sought After Location
- NO PETS

**£1,750 PCM**



We are delighted to offer this SPACIOUS four bedroom semi detached house offered unfurnished. Located in the popular area of Tadpole Garden Village within easy access to local amenities, schools, Orbital shopping centre and transport links such as the A419. The accommodation comprises of cloakroom, lounge/diner, kitchen/breakfast, master bedroom (with en-suite shower), three further bedrooms and bathroom. Property also benefits from an enclosed rear garden, garage, driveway parking, gas central heating and uPVC double glazing. An internal viewing is highly recommended.

#### **Entrance Hallway**

Stairs to first floor. Storage cupboard. Tiled flooring. Radiator.

#### **Cloakroom**

Obscured uPVC window to front elevation. White suite comprising of wash hand basin with splashback tiles and built in W.C. Tiled flooring. Radiator.

#### **Kitchen/Breakfast**

uPVC window to front elevation. Range of wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor over. Integral dishwasher, washing machine and fridge/freezer. Inset ceiling lights. Tiled flooring. Radiator.

#### **Lounge/Diner**

uPVC doors and window to rear elevation. Understairs cupboard. Two radiators.

#### **Landing**

uPVC window to side elevation. Loft access (fully boarded with loft ladder and light).

#### **Bedroom One**

uPVC window to rear elevation. Range of built in wardrobes. Radiator.

#### **En Suite Shower**

White suite comprising of walk in double shower, wash hand basin and built in W.C. Extractor fan. Shaving point. Part tiled walls. Tiled flooring. Inset lights. Heated towel rail.

#### **Bedroom Two**

uPVC window to front elevation. Radiator.

#### **Bedroom Three**

uPVC window to rear elevation. Radiator.

#### **Bedroom Four**

uPVC window to front elevation. Radiator.

#### **Bathroom**

White suite comprising of white panelled bath with shower over, wash hand basin and built in W.C. Extractor fan. Inset lights. Part tiled walls. Tiled flooring. Heated towel rail.

#### **Rear Garden**

West facing. Enclosed by timber fencing. Mostly laid to Astroturf. Children's play area. Gated access to garage and driveway. Outside tap and light.

#### **Front**

Mature shrubs with path leading to front door. Outside light. Gated access to rear garden. Driveway parking for several vehicles.

#### **Garage**

Up and over garage door. Light and power.

#### **Tenant Information**

Length of Tenancy: Long term let with initial tenancy agreement of 6 months

Council: Swindon Borough Council

Tax Band: D

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

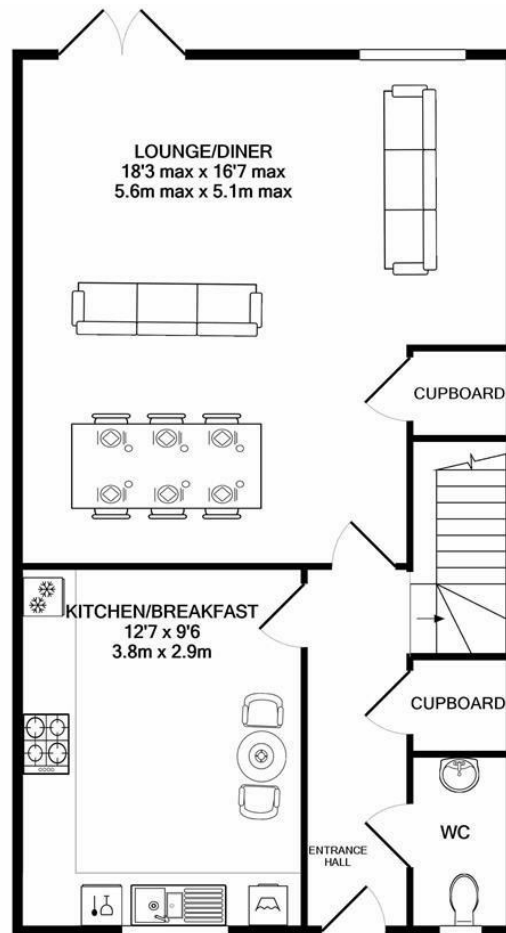
Strictly via our Swindon office telephone (01793) 641641.

#### **Photographs**

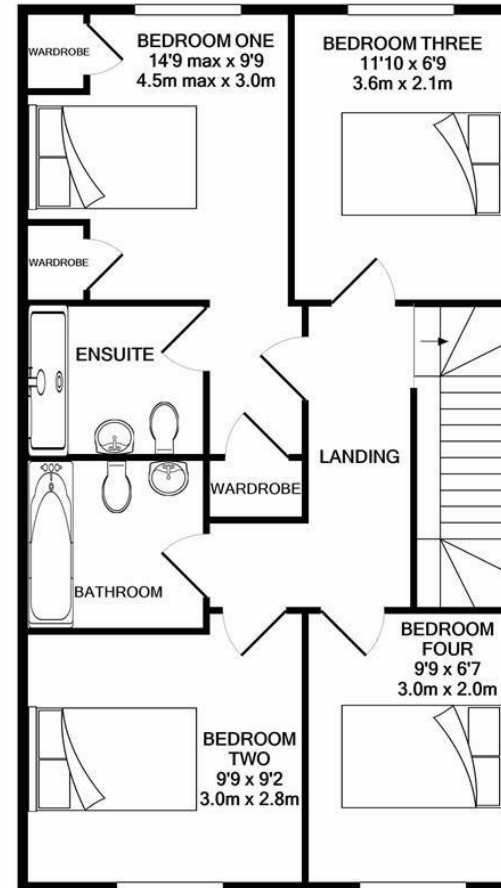
Please note that photos were taken prior to the current tenants moving into the property.







GROUND FLOOR



1ST FLOOR



FOR ILLUSTRATION ONLY  
TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

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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