



80 Mustang Way, Swindon, SN5 5DY
£250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two double bedroom end of terrace property on a larger than average corner plot, situated in the sought after area of Moulden View in west Swindon close to local schools and amenities and is offered for sale with no onward chain.

An opportunity to purchase a well maintained home that comprises, entrance hall, front aspect sitting room opening into the kitchen diner with a range of base and eye level units, integrated oven, hob and extractor fan, separate utility room with space for washing machine and tumble dryer, door to rear garden and cloakroom. The first floor has a family bathroom and two generous double bedrooms with the master benefitting from an en-suite shower room.

The rear garden is mainly laid to lawn with gravel and decked seating area and the detached garage can be accessed from the garden by a courtesy door and the rear garden gives access to the private parking area and garage.

Estate maintenance charge: £231.21 per annum

NB: Please note the vendor of this property is a relative of a current employee of Thomas Merrifield.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has a garage and allocated parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two double bedroom end of terrace
- End of chain
- Living room
- Kitchen / dining room
- Utility room and separate cloakroom
- Enclosed south facing rear garden
- Master bedroom with ensuite shower room
- Family bathroom
- Garage and allocated parking
- Council tax band: C, EPC: C

The Location

The property is situated 4 miles from Swindon town centre and 1.5 miles to both The Orbital and Shaw Ridge Leisure and Shopping Centre. Lydiard Park is just a 10 minute drive with it's stunning grounds and historical buildings. Easy access to the M4 and the mainline station in Swindon offers a fast service to London Paddington in 50 minutes and Bristol in 21 minutes.



**Approximate Gross Internal Area 850 sq ft - 78 sq m
(Excluding Garage)**

Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 425 sq ft – 39 sq m

Garage Area 155 sq ft – 14 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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