

8 DOGRIDGE, PURTON, SWINDO, SN5 4DL

£130,000



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Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

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Moovahome are pleased to offer this modern, two-bedroom, ground floor flat situated in the quiet residential area of Purton, just a short drive from West Swindon. The property comprises of a lounge, kitchen/diner, two bedrooms and a bathroom. Features of the home include off-road parking, a modern kitchen, secure entry and new decoration throughout. The flat is sold with no onward chain and vacant possession. The property would be an ideal first home or investment opportunity. The rental value of the property is £700 per month. Moovahome offer accompanied viewings and flexible viewings on this property.



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#### Situation

Purton is situated just a short, five-ten minute drive from West Swindon. Swindon's Town Centre and Rail Station are just fifteen minutes from the property. A regular rail service to London Paddington leaves from Swindon every half an hour. Junction 16 of the M4 can be accessed in just 10 minutes by car.

Purton offers a range of amenities including pubs, restaurants and supermarkets. The property is located within the catchment area for a range of schools from Nursery through to Secondary level.

#### Layout of the House

##### Entrance Hallway

A half-glazed, wooden front door provides access to the flat from the communal hallway. Laminate wood flooring throughout and wall mounted night storage heater. A wall mounted door entry system and fuse box. A ceiling mounted smoke alarm. Doors give access to the lounge, kitchen/diner, both bedrooms and bathroom. Cupboards housing fitted shelving and a second with the property's water tank complete.

Lounge - 4.18m x 2.99m

Laminate wood flooring laid throughout and a rear aspect UPVC double glazed window. A wall mounted night storage heater and a TV connection point.

Kitchen/Diner - 2.50m x 4.39m

A range of modern white and cream, wall and base units and light, wooden worktops with splashback tiles fitted over top. A stainless-steel sink unit complete with a mixer tap and drainer. Space for a free-standing electric cooker, fridge/freezer and under-worktop washing machine. Wood effect vinyl flooring laid throughout and x2 front aspect, UPVC double glazed windows. A wall mounted night storage heater and the kitchen is complete with a cupboard with fitted shelving.

Bedroom 1 - 4.19m x 2.58m

A spacious double bedroom with laminate wood flooring fitted throughout. A wall mounted, electric heater and a rear aspect, UPVC double glazed window.

Bedroom 2 - 3.34m x 2.29m

A good-sized bedroom with carpet fitted throughout. A wall mounted, electric heater and a rear aspect, UPVC double glazed window.

Bathroom - 1.59m x 2.10m

A three-piece bathroom suite comprising of a low-level W.C, pedestal wash hand basin and a panelled bath complete with a wall mounted electric shower and screen. A range of splashback tiles fitted throughout. Wood effect vinyl flooring fitted throughout and a front aspect, UPVC double glazed window. A wall mounted heated towel rack and an extractor fan complete.

##### Parking

Unrestricted, off-road parking is available throughout Dogridge.

##### Charges/Lease Information

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The lease has 108 years remaining. The annual service charge is £700 and the ground rent is just £10 per annum.

#### Other Information

The Energy Performance Certificate for the property has a rating of D.

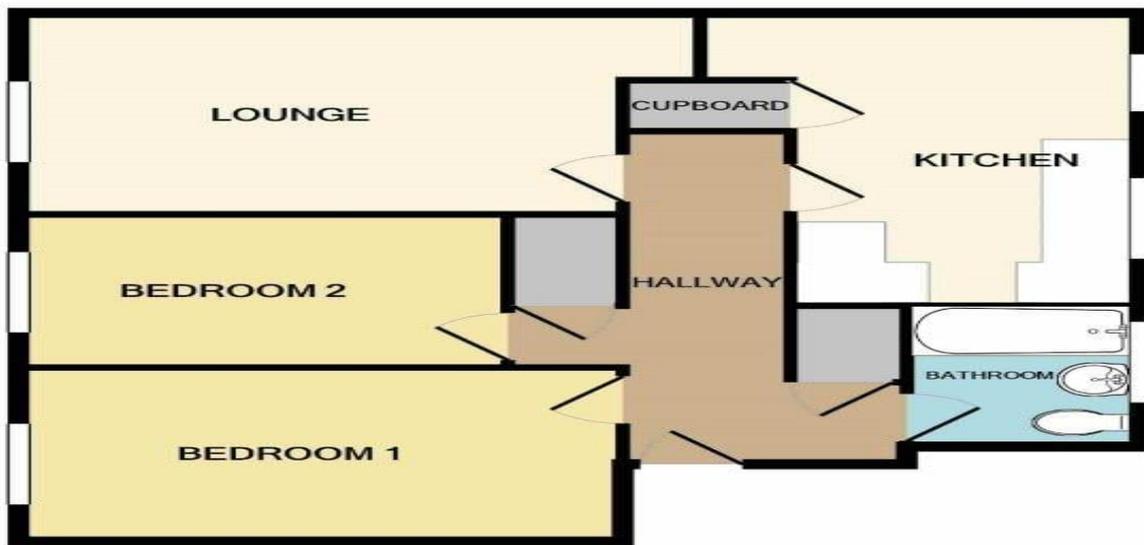
The Council Tax Band for the property is A.

The property has a rental value of £700 per month.

Viewings strictly by appointment. Moovahome are sole agents for the sale of this property

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TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 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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Furthermore, the fixtures and fittings including the heating system and appliances have not been checked by Moovahome Ltd, by describing these items we do not infer that they are in working condition. In addition to this, we are not guaranteeing their inclusion in any sale. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

An Energy Performance Certificate (EPC) for this property is available on request.