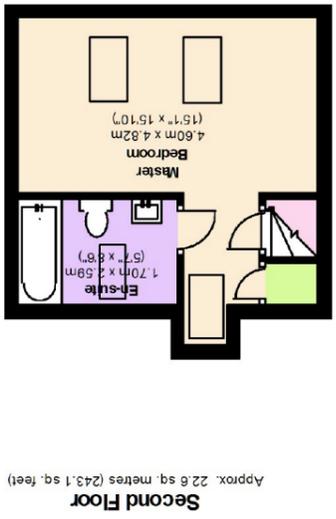
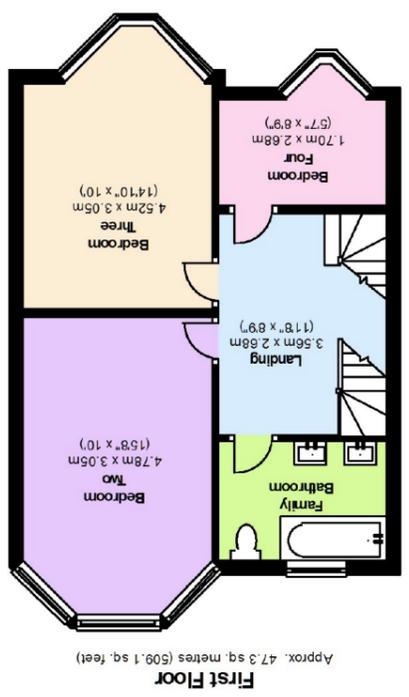
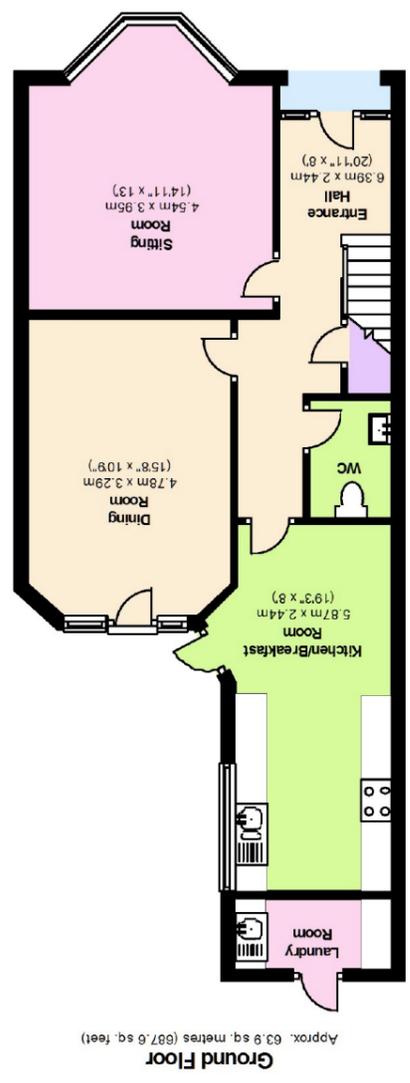




Total area: approx. 133.8 sq. metres (1439.8 sq. feet)



38 The Mall
 Old Town

£1,450 Per Calendar Month



38 The Mall, Old Town, Wiltshire, SN1 4JG

A beautiful, recently refurbished Victorian Terraced House situated on one of the most sought after roads in Old Town. Consisting of; Entrance hall, Downstairs cloakroom, Sitting room, Dining room, Kitchen/breakfast room, Landing, Family bathroom, Four good sized bedrooms, Master with en-suite, Private garden, Garage and off street parking.

DEPOSIT - £2500

- Victorian Terraced Property
- Four Bedrooms, Master Bedroom With En-Suite
- Two Reception Rooms
- Private Garden
- Garage
- Off Street Parking



To the front of the property there is a brick built wall marking the perimeter with a pathway leading to the front door. To the rear of the property there is a good size well presented paved patio area along with a raised wooden decking area perfect for outside dining and entertaining. The rest of the garden is laid to lawn with raised flower beds and a paved pathway leading to the garage with access through to the rear driveway.

OLD TOWN

Elevated on a hilltop, Old Town has an individual character with views across the Wiltshire countryside and is a most sought - after residential location.

It is one of the oldest parts of Swindon, (existing from well before the Domesday book, with architecture spanning centuries) yet is currently undergoing a renaissance, with quality refurbishment of listed buildings and new wealth from Swindon's successful economy. A choice of wine bars, restaurants and street cafés are a short walk away, healthcare is met locally by surgeries in Old Town and the Great Western Hospital. Lawn Woods/Park and Town Gardens (with Aviary, concert bowl, rose garden and café) provide a relaxing environment. Banks, a variety of specialist shops and a supermarket complete Old Town's self-contained character.

ENTRANCE HALL

Double UPVC door and window to the front elevation. Stair case leading to the first floor with access to under stairs storage cupboard. Ceiling spot lighting. Walnut flooring. Radiator.

CLOAKROOM



A two piece suite comprising W.C. Ceramic wash hand basin with mixer tap over. Ceiling spot lighting. Walnut flooring. Radiator.

SITTING ROOM

Double glazed UPVC bay window to the front elevation. Cornice. Ceiling lighting. Walnut flooring. Radiator.

DINING ROOM

Double glazed door to the garden and window to the rear. Ceiling lighting. Walnut flooring. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed UPVC door leading out into the garden and double glazed window to the side. A fitted kitchen with a range of floor and wall mounted units with work surfaces over with tiled surrounds. In-set 1 1/2 stainless steel sink with mixer tap over. Fitted oven and gas hob with extractor hood over. Fitted dishwasher and fridge freezer. Ceiling spot lighting. Laminate flooring. Radiator.

LAUNDRY ROOM

Double glazed UPVC door to the garden. A range of floor and wall mounted units with work surfaces over and tiled surrounds. In-set stainless steel sink with mixer tap over. Space for washer dryer. Ceiling spot lighting. Access to the boiler.

LANDING

Stair case leading to the second floor. Ceiling lighting. Radiator.

FAMILY BATHROOM

Double glazed UPVC window to the rear elevation. Ceiling spot lighting. W/c. Bath with shower over. Jack and Jill sinks with mixer taps over. Radiator. Fully tiled walls and flooring.

BEDROOM TWO

Double glazed UPVC window to the rear elevation. Large fitted wardrobe. Ceiling lighting. Radiator.

BEDROOM THREE

Double glazed UPVC bay window to the front elevation. Ceiling lighting. Radiator.

BEDROOM FOUR

Double glazed UPVC bay window to the front elevation. Ceiling lighting. Radiator.

SECOND FLOOR

MASTER BEDROOM

Double glazed Velux window to the front and rear elevation. Built in storage cupboard. Access to en-suite. Ceiling lighting. Radiator.

EN-SUITE

Double glazed Velux window to the rear elevation. A fitted suite comprising W.C. Ceramic tiled wash hand basin with taps over. Panel bath with shower attachment all with tiled surrounds. Ceiling spot lighting. Radiator.

GARAGE & PARKING 9'11" x 18'08" (3.02m x 5.69m)

Up and over door and pedestrian double glazed UPVC door to the rear leading out into the garden. Ceiling lighting and power. Parking bay to the side.

ROUTE TO VIEW

Proceed along Bath Road, travelling towards Okus Road and at the roundabout take the first exit onto Okus Road. Then take the first turn left onto The Mall and the property can be found on the right hand side.

OUR FEE'S EXPLAINED

Our administration fee is £275 + VAT(330 in total). This covers referencing for one adult occupier, the drawing up of the tenancy agreement, drawing up the Inventory & Schedule of Condition and the end of Tenancy inspection.

For each additional adult occupier at the property, a fee of £60 + VAT (£72 in total), is payable.

Depending on your circumstances, you may require a Guarantor. A Guarantor will be referenced to ensure that they can cover the rent commitment should you the Tenant be unable to. Should you require a Guarantor, a fee of £75 + VAT (£90 in total) is payable.

Disclaimer Notice

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither we nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of the company have any authority to make any representation or warranty whatsoever in relation to this property, any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.

