

V**P**

Voyce Pullin

Rural Property Agents



HYLANDS BLUNSDON, SWINDON, WILTS

A large and recently modernised detached 3 Bedroom property with a mature garden overlooking the countryside

TO LET
(un-furnished)

GUIDE RENT £900 PCM



RICS

Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 413320

www.voycepullin.co.uk

HYLANDS, BLUNSDON, SWINDON, WILTS, SN26 8DD

SITUATION

The property is situated on the outskirts of Blunsdon and has open rural views. The property has good access onto the A419 linking it to the towns of Cirencester, Swindon, Cricklade and the M4 motorway at junction 15. The M5 is approx. 20 minutes to the west

DIRECTIONS

Hylands is situated to the west of the A419; travelling from Cirencester along the A419 passing the signs for Cricklade continue for about 1¼ miles; the entrance to Lower Widhill Farm will be found on the right hand side; continue along the driveway to the farm bearing left then right, where after approximately 50 yards the property will be found on the left hand side.

DESCRIPTION

Hylands is a 3 bedroomed detached property which benefits from a neutral modern finish, a large garden and an ample car parking area. The property has recently been refurbished. Briefly the accommodation comprises:

On the Ground Floor

Porch: with WC and Boiler Room

Kitchen:

- fitted units with cooker
- pantry
- plumbing for white goods

Hallway:

- with understairs storage cupboard

Living Room 1:

- front and rear aspect
- open fireplace
- new carpet

Living Room 2:

- rear and side aspect
- open fireplace
- new carpet

On the First Floor

Landing:

- large airing cupboard
- loft access

Bedroom 1 (double):

- two built in cupboards
- open fireplace
- new carpet
- rear and side aspect

Bedroom 2 (double):

- front aspect
- new carpet

Bedroom 3 (double):

- open fireplace
- new carpet
- front and rear aspect

Bathroom:

- bath
- hand wash basin
- separate WC

Two Garden Sheds

OUTSIDE

Ample vehicular access and parking to the front of the property. Large lawn area to the front and rear overlooking open countryside.

GENERAL REMARKS

Tenure: The property is offered on an Assured Shorthold Tenancy agreement.

Outgoings:

- Council Tax Band "D"
- Amount payable 2010-2011 - £1,370.87

Services:

- Mains water and electricity.
- Private drainage.
- Oil central heating.

Local Authority: Swindon Council (Tel:01793 463000)

Viewings: By prior appointment only – please telephone Voyce Pullin on 01454 269486 to arrange a viewing.

Postal Address: Hylands, Blunsdon, Swindon, Wilts, SN26 8DD



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Details prepared January 2011

Cirencester
Tel: 01285 869911

Lydney
Tel: 01291 680068

Oldbury
Tel: 01454 269486