







## 7 Smith's Court, Purton Swindon, Wiltshire.

### Directions

Please use the postcode SN5 4FF or call the office at any time for detailed directions from your location.

### Summary

Situated in a quiet close but in the heart of this desirable village with a range of local amenities and excellent transport links. The property has accommodation over three floors which include a master bedroom suite with shower room, two further good size bedrooms, family bathroom, large living room, and attractive kitchen. Further benefits include parking for two vehicles, courtyard garden, and no onward chain.



### Step inside

The property is accessed via a welcoming entrance hall with stairs leading to the first floor and storage cupboard below. To the right is the kitchen which is fitted with a range of storage and appliance space. At the rear of the property is a large reception room with plenty of space for separate sitting and dining areas, and double doors to the garden. The ground floor is completed by a cloakroom with wc, and wash hand basin. The first floor landing has stairs leading to the second floor. There are two good size bedrooms, one of which has built in wardrobes, and a family bathroom fitted with a suite comprising bath with shower over, wc, and wash hand basin. The second floor has a small landing leading into the master bedroom suite which has a large bedroom area with built in wardrobes, dressing area with further built in storage, and an ensuite with shower enclosure, wc, and wash hand basin.



### Step outside

To the front of the property is an area of designated parking for two vehicles and a path to the front door.



The rear garden is enclosed by fencing with gated access and is laid to patio with ease of maintenance in mind.

### Area insight

The property is located in a quiet close of similar houses in the heart of this bustling village. Purton offers its residents a range of amenities including many shops, doctors, vets, public houses, village hall and separate primary and secondary schools. There is easy access to the further amenities offered by nearby Swindon, and the local road network including M4 and M5. It really is the perfect combination of rural village life, whilst maintaining convenience of modern living.

### Viewing

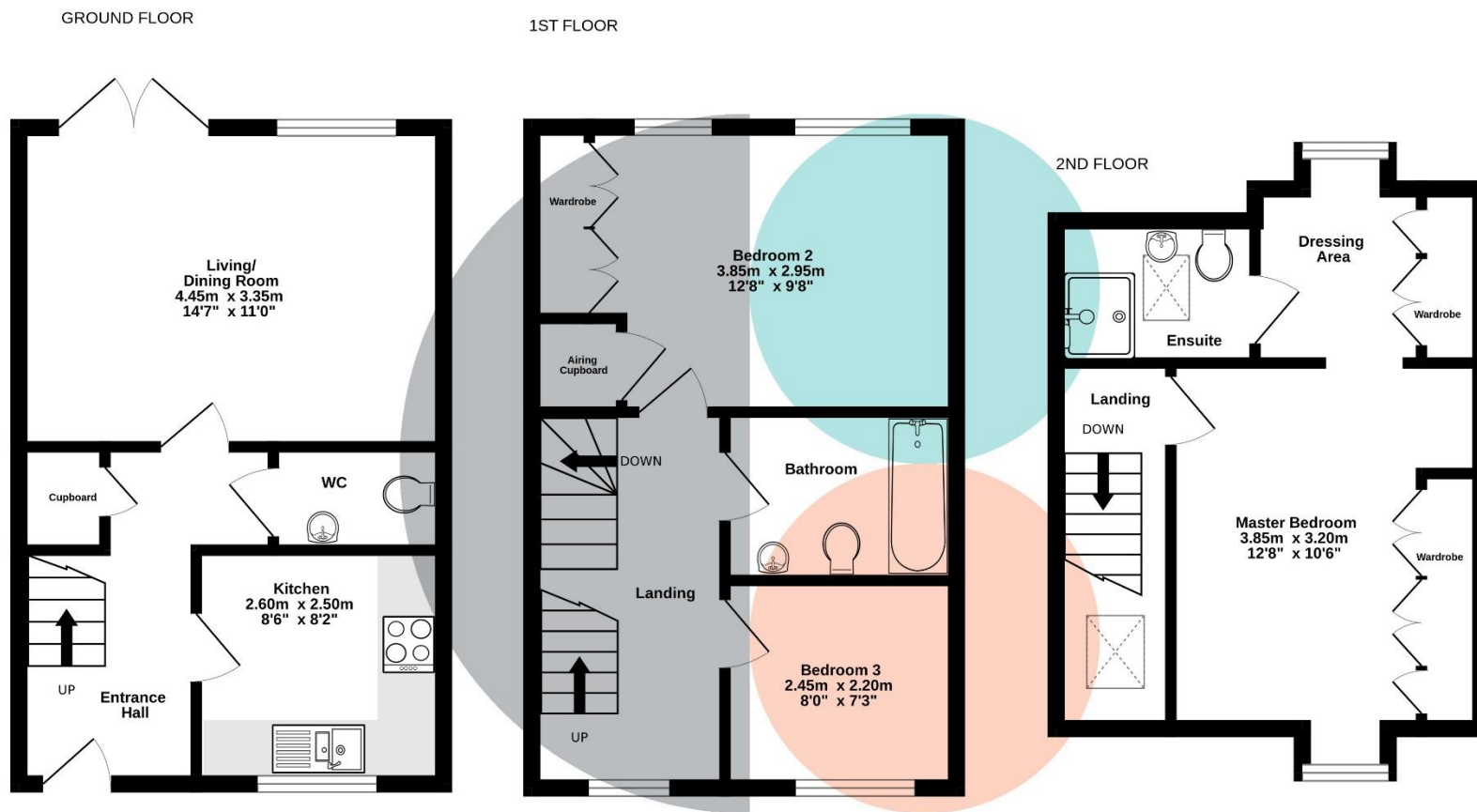
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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