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Pine View
Smestow, Swindon

1 Pine View, Smestow, Swindon, DY3 4PH

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This extended 3 Bedroom Semi-detached property represents a fantastic opportunity for a rural home at this sought after Swindon location having open aspect views.

Pine View fronts onto Church Road and is approached from Swindon Village turning right at the Green Man public house and driving along Church Road where the property is found on the right hand side being set back behind a gravel Driveway with front shrub garden. There are nearby local amenities available in Wombourne Village and Wall Heath.

The property has been extended to the rear at Ground Floor and benefits from a good size Rear Garden.

With gas central heating, double glazing and comprising: Porch, Hall, Lounge, Lobby, Utility, Kitchen, Walk-in Pantry, Breakfast Room, Study, Ground Floor Shower Room, Landing, 3 Bedrooms and Bathroom.

OVERALL, A SURPRISINGLY SPACIOUS HOME IN A DELIGHTFUL LOCATION WITH RURAL VIEWS – AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being UPVC double glazed with door opening to the Reception Hall having stairs off to 1st Floor with recess below, tiled floor, side UPVC double glazed window and doors leading off.



There is a Lounge to the front having a mantel fireplace with quarry tiled hearth and Morso log burner, built-in base cupboards and shelving either side of the chimney breast and UPVC double glazed bow window.

The Lobby has a tiled floor, part obscure UPVC double glazed side door, door to Kitchen and doorway to Utility.

The Utility has a worktop, sink with mixer tap, base cupboard, appliances spaces, tiled floor, Worcester gas central heating boiler and door to Study.

There is a Kitchen, in the middle, having a range of oak style base cupboards, worktops, stainless steel worktop with 2 inset sink bowls and mixer tap, gas fired AGA, tiled floor, 2 light tubes, and opening to the Breakfast Room. A door leads off to the Walk-in pantry having tiled floor, rear timber double glazed window and shelving.

The Breakfast Room has a vaulted ceiling with double glazed roof window, side timber double glazed window, rear UPVC double glazed patio door to garden, tiled floor and with wide opening to the Study.

The Study also has a tiled floor, door to Utility and timber double glazed rear window. A door gives access to the Ground Floor Shower Room having a white suite with corner shower cubicle having curved screen doors, basin with vanity cupboard below, WC, part tiled walls, tiled floor and timber double glazed side window.



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we sell **homes.**



On the 1st Floor, there is a Landing with side UPVC double glazed window, loft access and doors leading off to 3 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed window and cast fireplace.

Bedroom 2 has a UPVC double glazed window, cast fireplace and recess with shelving.

Bedroom 3 is an L shaped room having double and single built-in wardrobe and UPVC double glazed window.

The Bathroom has an entrance area and there is a white suite with bath having shower over, WC, bidet, semi recessed basin with vanity cupboards and drawers and tiled splashback, shaver point and obscure UPVC double glazed window.

At the front there is a block paved entrance area to the gravel driveway and front corner planting bed with side block paved drive area and gravel area opening round to the rear garden.

There is a long Rear Garden having a paved patio & gravel patio, long lawn with right side gravel pathway and paved pathway and left side raised planting bed.

There are solar panels.

Tenure: Freehold
Council Tax Band: C

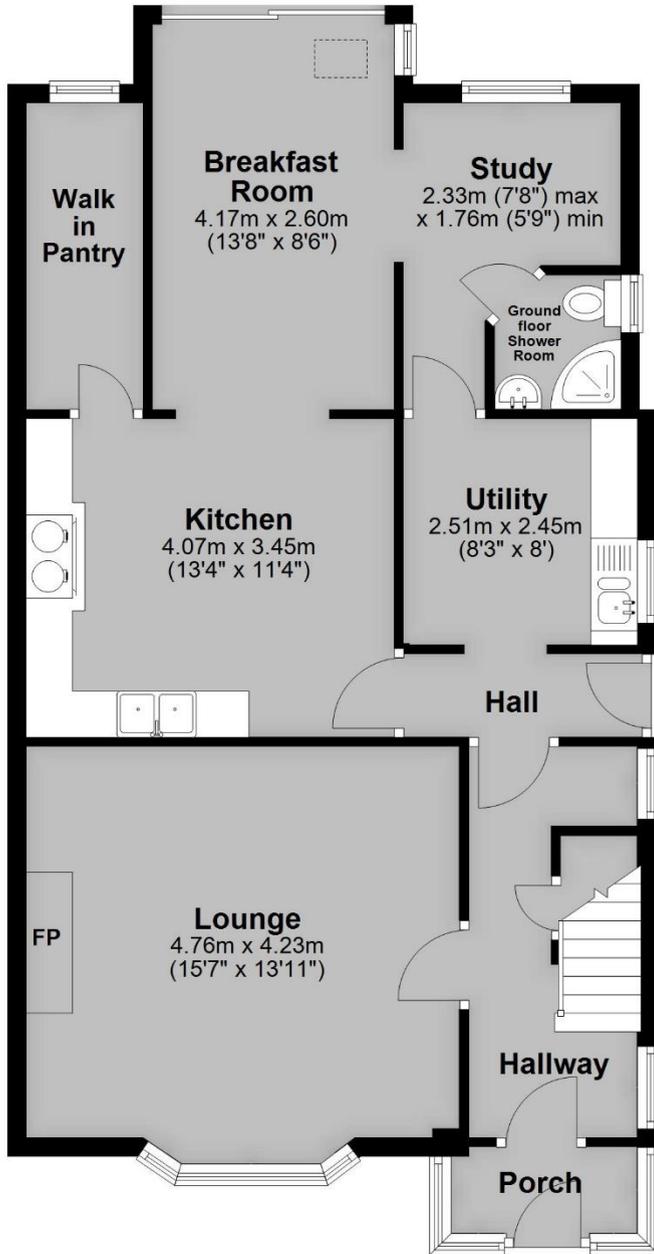




FLOOR PLANS

Ground Floor

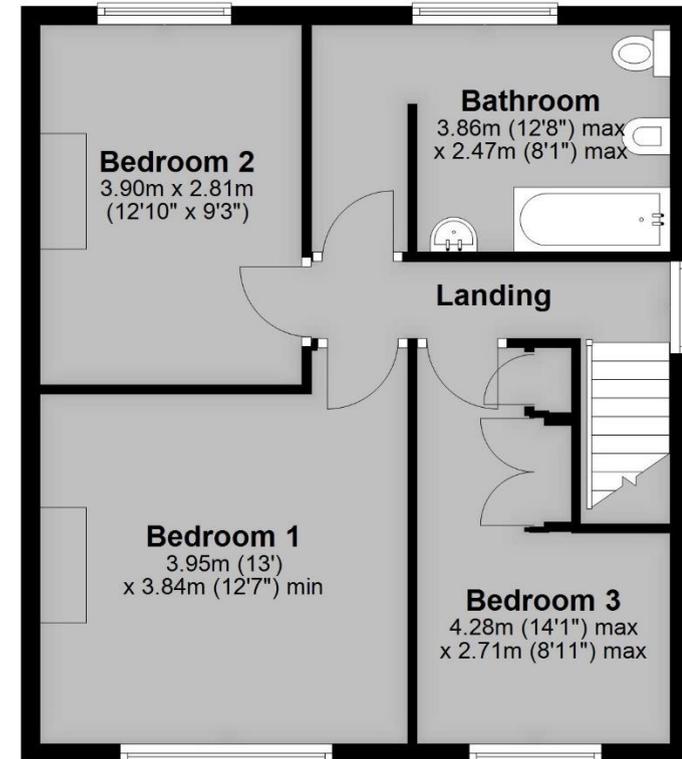
Approx. 78.1 sq. metres (840.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



Total area: approx. 130.9 sq. metres (1409.0 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622

kingswinford@leeshaw.com www.leeshaw.com

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