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PROPERTY SALES & LETTINGS



ALAN
HAWKINS
ESTATE AGENTS
PROPERTY MANAGERS

22 Wiltshire Crescent, Royal Wootton Bassett, SN4 7PB

- Situated in Arguably the best position
- 4 Bedroom Holiday Home
- Distinctive turret design
- Spacious Octagonal Lounge/Diner
- Kitchen With Appliances
- 2 En-Suite Shower Rooms
- 2 Golf & 4 Leisure Passes Inc.
- 12 Month Usage Permitted.



22 Wiltshire Crescent, Royal Wootton Bassett, SN4 7PB

£265,000

A beautifully presented and most desirable four bedroom residence forming part of the prestigious Wiltshire Leisure Village on the Wiltshire Golf and Leisure complex just west of Royal Wootton Bassett. Constructed in 2007 The Marlborough with its distinctive turret style architecture, offers a host of features within its 1500 square feet of accommodation which briefly comprises an entrance/reception hall, cloakroom, kitchen/breakfast room to include appliances, an interesting, spacious octagonal living/dining room, three bedrooms and the first floor (one of which has an en-suite shower room), and the main bathroom. On the second floor is the master bedroom with multi elevations and windows are PVCu double glazed and heating is by way of a Daiken heat exchange unit. All items of furniture can be included in the sale if so desired. Up to twelve months occupancy is allowed but it cannot be the owners main residence. Also included in the lease payments are two golf passes for the twenty seven hole golf course and four leisure passes to the hotel facilities (swimming pool and gymnasium). Whether you are a keen golfer or looking for a letting investment, this property is sure to please.

UPVC front entrance door gives access to the

Entrance/Reception Hall

Panel and casement window to the front elevation. Two pendant lights. Coved ceiling. Radiator. Telephone point. Fitted carpet.

Cloakroom

Casement window to the front elevation. Pendant light. Low level w.c. Vanity wash hand basin with drawers and cupboard under. Stainless steel heated towel rail/radiator. Tiled effect vinyl flooring.

Lounge

20'4" x 20'4" (6.20 x 6.20)

Octagonal in shape having panel and casement windows to two elevations with French doors to the rear garden. Nine mini downlighters. Two wall lights. Coved ceiling. Two radiators. Television and telephone points. Fitted carpet.

Kitchen/Breakfast

17'11" x 11'6" (5.46 x 3.51)

Panel and casement window to the rear elevation and separate casement window with views across the garden, lawns and surrounding countryside. French door to the rear garden. Attractive range of beech fronted units under stone effect post formed worksurfaces comprising a single drainer stainless steel sink with Swan tap and cupboard under. Plumbed Neff washing machine and an integrated Neff dishwasher.

Two corner double floor units. Two further single floor units and a drawer unit. Stainless steel double oven in a matched housing with storage cupboards above and below. Two double corner wall units. Three single wall units. Two glass fronted display units. Neff four ring ceramic hob and stainless steel cooker hood above. Concealed worktop lighting. Tiled surrounds. Space for upright fridge/freezer. Built-in double larder cupboard with bi-fold doors. Radiator. Eight mini downlighters. Ceramic tiled floor. Wine rack.

From the entrance hall a carpeted staircase rises with a 90 degree return to the

First Floor Landing

Panel and casement window to the front elevation. Two pendant lights. Coved ceiling. Built-in shelved storage cupboard. Radiator. Fitted carpet. Access to loft space.

Bedroom Two

13'3" x 11'7" (4.04 x 3.53)

Hexagonal in shape with panel and casement windows to the rear elevation with views. Pendant light. Wall light. Coved ceiling. Radiator. Television point. Double built-in wardrobe. Fitted carpet.

En-Suite Shower Room

Pendant light. Extractor fan. Shower cubicle with glazed entry door fully tiled with plumbed shower. Pedestal wash hand basin. Low level w.c. Stainless steel heated towel rail/radiator. Shaving socket. Ceramic tiled floor.

Bedroom Three

10'9" x 8'11" (3.28 x 2.72)

Twin casement windows to the rear elevation with views. Pendant light. Coved ceiling. Single built-in wardrobe. Airing cupboard housing a Daikin central heating unit together with the hot water cylinder. Telephone point. Fitted carpet.

Bedroom Four

13'3" x 8'3" (4.04 x 2.51)

Panel and casement window and twin casement window to the front elevation. Pendant light. Coved ceiling. Radiator. Fitted carpet. Television point. Built-in shelved cupboard. Telephone point.

Bathroom

Panel and casement window to the front elevation. Pendant light. Extractor fan. Full tiled walls. Panelled bath with mixer taps. Separate plumbed shower over bath. Glazed shower screen. Pedestal wash hand basin. Low level w.c. Stainless steel heated towel rail/radiator. Shaver socket. Ceramic tiled floor.

From the landing a carpeted staircase rises again with a 90 degree turn to the

Second Floor Landing

Pendant light. Coved ceiling.

Master Bedroom

20'4" x 17'6" (6.20 x 5.33)

Panel and casement windows to front and rear elevations. Two pendant lights. Two wall lights. Coved ceiling. Two radiators. Television and telephone points. Fitted carpet. Walk-in wardrobe/dressing area with shelving and hanging rails. Fitted carpet. Bi-fold door access to the

En-Suite Shower Room

Pendant light. Extractor fan. Full tiled walls. Double shower cubicle with glazed screen and plumbed shower. Low level w.c. Pedestal wash hand basin. Stainless steel heated towel rail/radiator. Shaver socket. Ceramic tiled floor.

Outside to the Rear

Paved patio. Enclosed by low picket fencing. Storage shed. Open across communal lawned areas and further views beyond across small lake and fields.

To the Front

Open plan lawn and parking.

Tenure

999 years from 2007. Ground rent and maintenance charges payable. Please note that conditions of the lease state that the property must be a second home, although may be used for 12 months throughout the year.

Air to Water Heat Pump

Is a system that absorbs free heat from air (ambient) and transfers it to circulating water, which is then distributed through the heating system via radiators or diverted to the hot water tank.

Tax Banding

Wiltshire Council, Chippenham, Wiltshire. 01249 706111

Viewing

By appointment through Alan Hawkins Estate Agents. Tel: 01793 840222

Financial Services

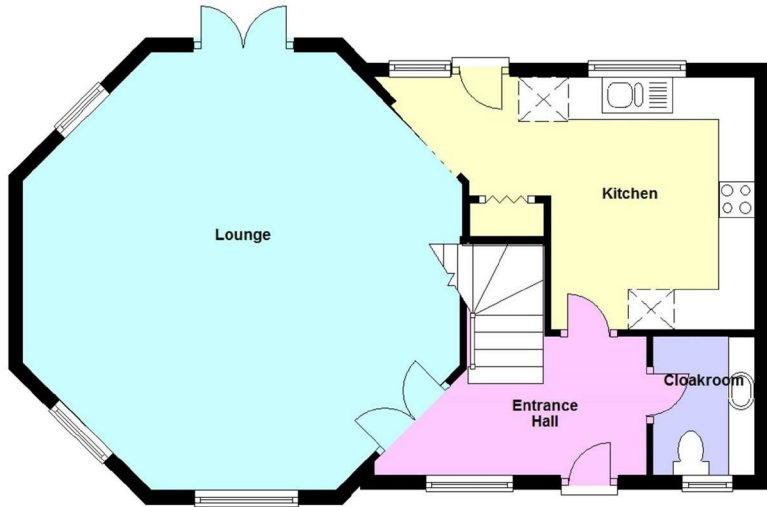
Malcolm Pearson Associates Ltd are a team of fully independent financial advisers who are not tied to any mortgage lenders and are directly authorised and regulated by the Financial Services Authority. For further information, please contact Alan Hawkins Estate Agents on 01793 840222





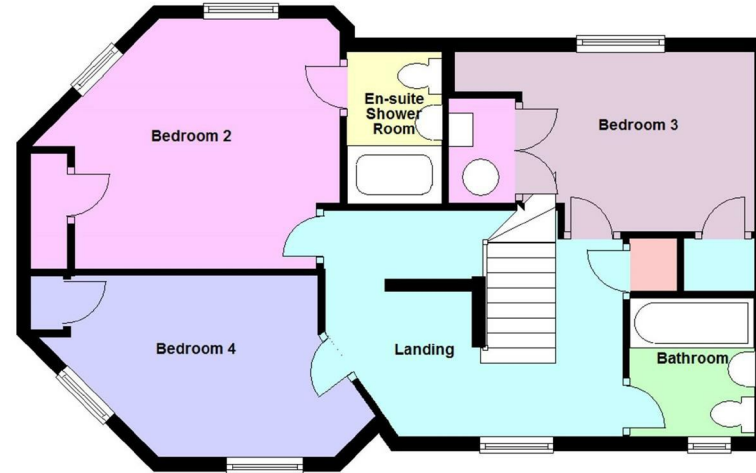
Ground Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



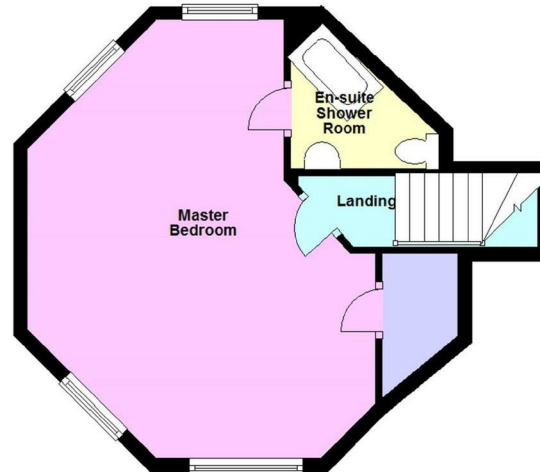
First Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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