



**Online Auction**

Wiltshire Leisure Village-SN4 7PB

Starting Bid £160,000

**mcfarlane**  
property.com

# The Drive

Wiltshire Leisure Village Vastern, Swindon

- GOLF AND LEISURE MEMBERSHIPS INCLUDED
- THREE WELL PROPORTIONED ROOMS
- BESPOKE DEVELOPMENT
- AUCTION PROPERTY
- HOLIDAY HOME
- TWO PARKING SPACES
- 12 MONTH OCCUPATION PERMITTED

A well-positioned 3-bed end-of-terrace holiday home in Royal Wootton Bassett, with access to the golf club & leisure facilities, and a spacious layout with 2 bathrooms. 1200 Sq Ft of living space, rear gardens, and onsite parking. Contact McFarlane Cricklade for details.



## The Drive

### Royal Wootton Bassett – Wiltshire

Wiltshire Leisure Village Vasterne, Royal Wootton Bassett is ideally placed for Junction 16 of the M4. The local market town of Royal Wootton Bassett is approximately 2 miles East.

Council Tax band: TBD

Tenure: Leasehold

Service Charge & Ground Rent: £5,054  
(approximately Per Annum)

This includes X2 Golf Memberships and 4 Leisure Club Club Passes.

EPC Energy Efficiency Rating: D

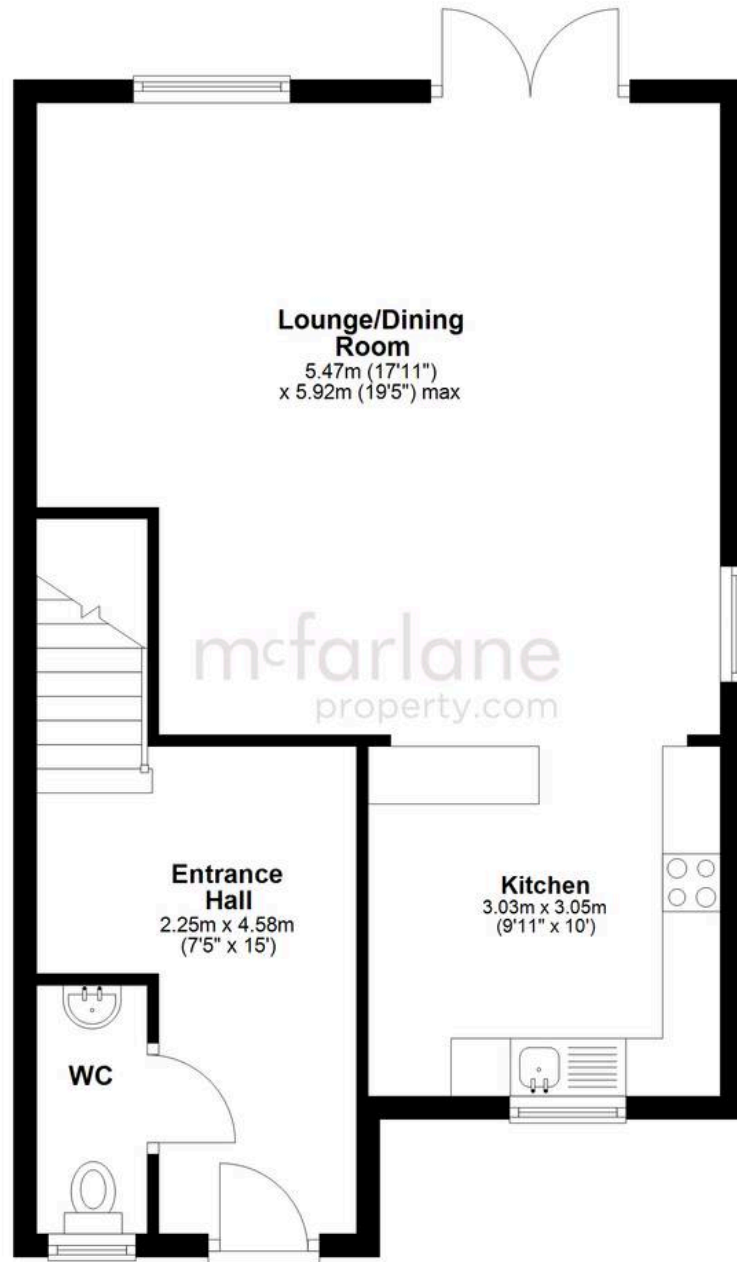
EPC Environmental Impact Rating: C

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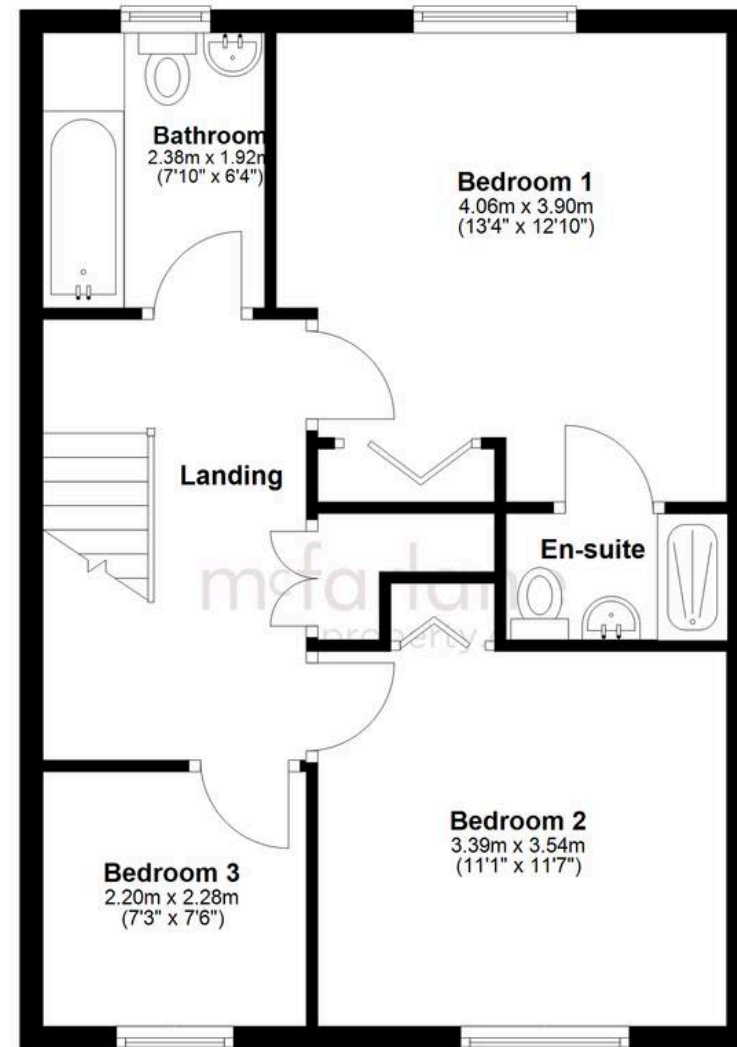
## Ground Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



Total area: approx. 115.0 sq. metres (1237.7 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.