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PROPERTY SALES & LETTINGS



14 Wood Street, Royal Wootton Bassett, SN4 7BD

- 4 Bedroom Cottage
- Close To High Street
- 22ft Kitchen/Diner
- Lounge
- Delightful Bath/Shower room
- Off Road Parking
- Converted Cellar
- 1400 Sq Ft
- Replacement Sash Windows
- No Onward Chain



14 Wood Street, Royal Wootton Bassett, SN4 7BD

£347,500

A VERY INTERESTING AND UNIQUE 4 BEDROOM CHARACTER PROPERTY IN THE HEART OF THE OLD ROYAL WOOTTON BASSETT SITUATED JUST OFF THE MAIN HIGH STREET. This very spacious and deceiving property which is set over 4 floors, including the basement is beautifully presented and offers in total, 1400 sq ft.

Attributes include a character Sitting Room with lovely Bay Window and a Wood-burning stove. Superb Kitchen/Dining/Family Room with bi-folding rear doors. To the First Floor are Two Bedrooms and a stunning and refurbished bath/shower room complete with a roll top bath. To the second floor are a further two double bedrooms and a converted basement providing an additional but 2 joining rooms. External features include a driveway to front (at a premium in this location) and a pleasant Courtyard garden with outbuilding and wc. The three sash windows to the front and side have been skilfully replaced within the last 2 years. Further attributes include gas central heating. Offered with No Onward Chain, this really is a fantastic opportunity to acquire a stand out property in a Prime Location in the heart of this charming and thriving market town. Call Alan Hawkins property Sales on 01793 840222.

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

Council Tax - Wiltshire Council

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Virtual Video Tour

A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.

Tenure

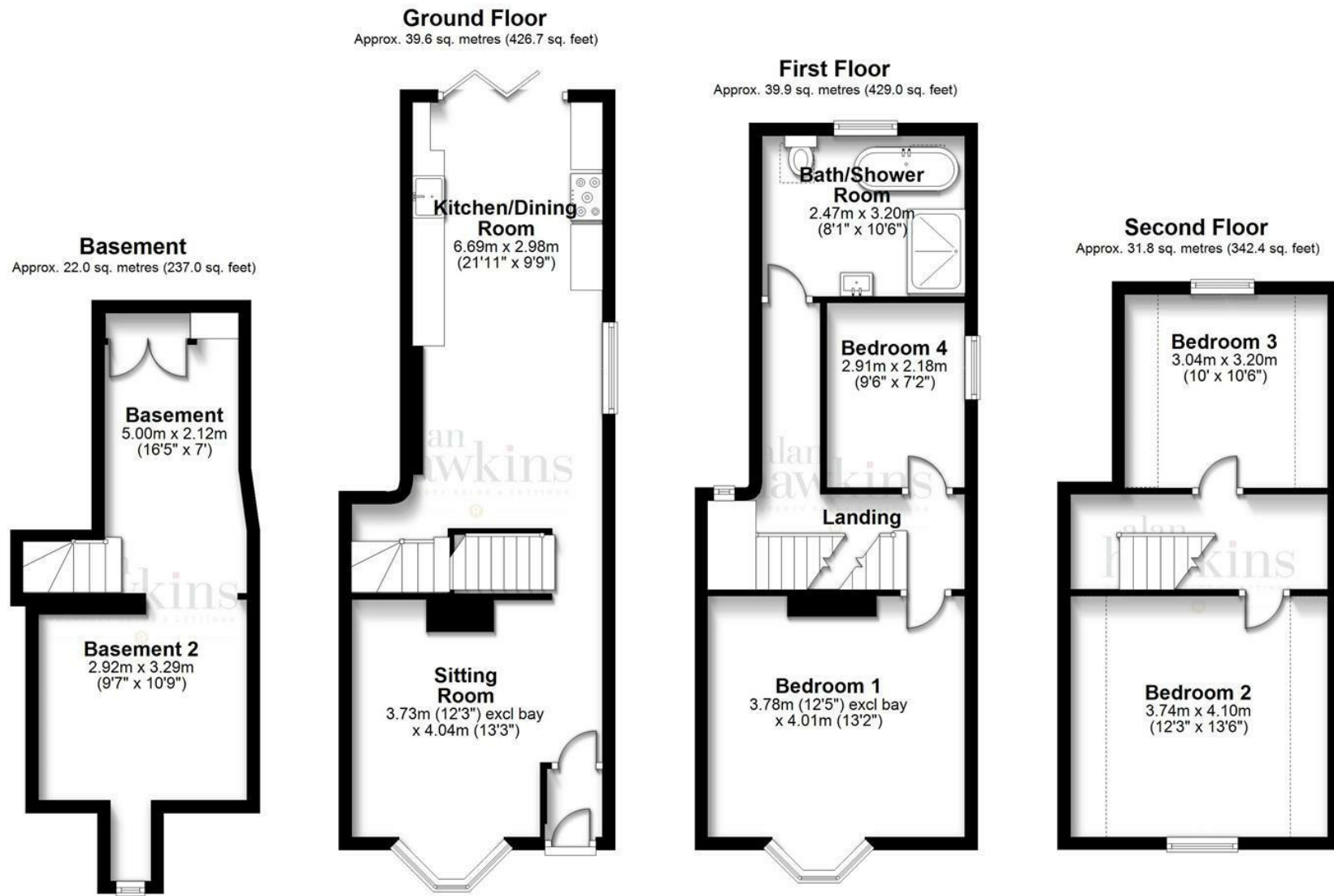
Freehold











Total area: approx. 133.3 sq. metres (1435.1 sq. feet)

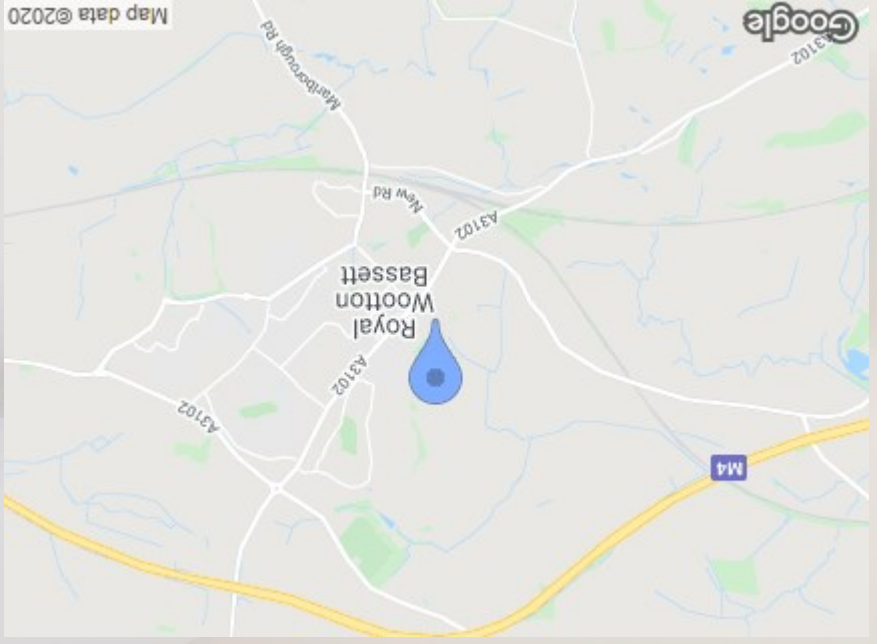
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

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Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
51	56

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (61-91)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
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