



**strakers**

10 Wiltshire Crescent, Wiltshire Leisure & Retirement Village,  
Vastern, Royal Wootton Bassett, Wiltshire, SN4 7PB

In branch | Online | On the move  
[strakers.co.uk](http://strakers.co.uk)

⑨ 10 Wiltshire Crescent, Wiltshire Leisure & Retirement Village, Vastern, Royal Wootton Bassett, Wiltshire, SN4 7PB

⌚ £150,000

NO ONWARD CHAIN. A rare opportunity to purchase a spacious, three bedroom, two bathroom mid terrace house, forming part of the highly regarded Wiltshire Retirement & Leisure Village which offers a mixture of both retirement living and tourist accommodation for the over 55's.

- Golf & Leisure Complex Designed For The Over 55's
- Three Bedroom Mid Terrace House
- Bathroom & En Suite Shower Room
- Superb, Open Plan Living Space
- Neutral Décor
- Easily Maintainable, Patio Garden
- Allocated Parking For 2 Cars
- NO ONWARD CHAIN
- Please Note: This property must be a second home, although may be used for 12 months throughout the year.
- Each household pays for two annual memberships to the two Clubs at Wiltshire Leisure Village

⌚ Leasehold

⑩ EPC Rating C



The beautiful Wiltshire Leisure & Retirement Village offers a mixture of both retirement living and tourist accommodation, and is designed for active over 55's. NO ONWARD CHAIN. An exciting and rare opportunity to purchase a spacious three bedroom, mid terrace house which is situated on a highly regarded golf and leisure complex.

The property benefits from neutral décor throughout and offers accommodation over two floors comprising; entrance hall with cloakroom off, good sized sitting/dining room with French doors opening onto the rear garden, kitchen with modern units and built in oven, hob and extractor, bedroom one with en suite shower room, two further bedrooms and a bathroom with white suite.

Externally there is an easily maintainable paved patio garden to the rear and allocated parking for two cars.

**Please Note:** This property must be a second home, although may be used for 12 months throughout the year.

Each household pays for two annual memberships to the Wiltshire Golf & Leisure Club.

The clubs are open 365 days a year, so you will be able to take a dip in the 18m heated swimming pool, relax in the state of the art Spa or even spend a few hours working out in the Technogym. Also take advantage of the 18 hole Golf Course.

#### **Situation**

Set within the grounds of 'The Wiltshire Leisure Village' offering an impressive and comprehensive range of leisure facilities to include a 27 hole golf course, 18m indoor swimming pool, air-conditioned gym, cardio theatre, exercise classes, beauty spa, restaurant/lounge and hotel. The local town of Royal Wootton Bassett is easily accessible with a bus stop directly outside; whilst the attractive market towns of Marlborough, Malmesbury and Cirencester are only a short drive. Also within 40 minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15 minutes away, and Stonehenge no more than 45 minutes. For those who love walking or cycling, the Ridgeway runs between the leisure village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world.

#### **Property Information**

Leasehold - 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. Ground Rent & Services charges equate to approximately £4000 per annum (this includes golf and leisure memberships for two people).

Air Source Heat Pump (Central Heating)

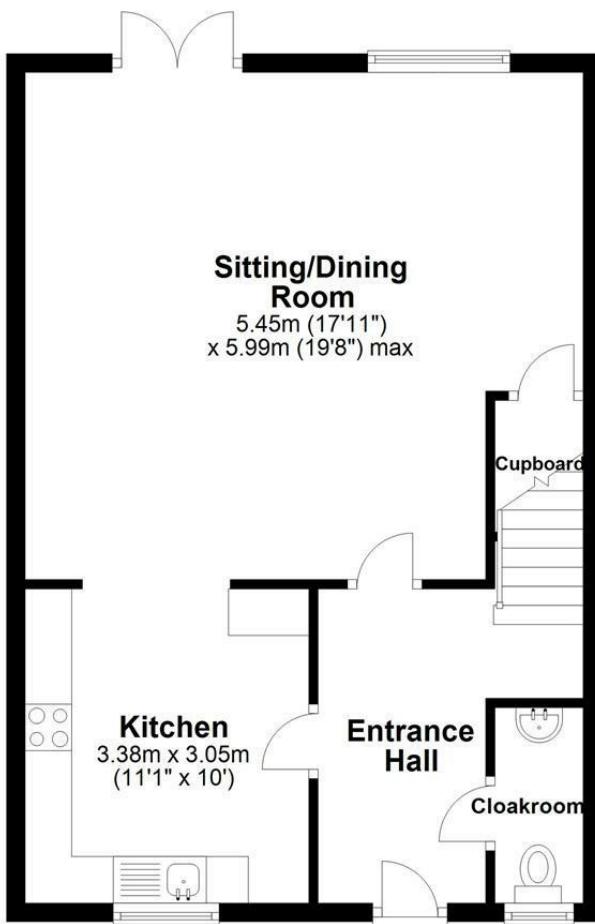
EPC Rating: C

Council Tax Band: D



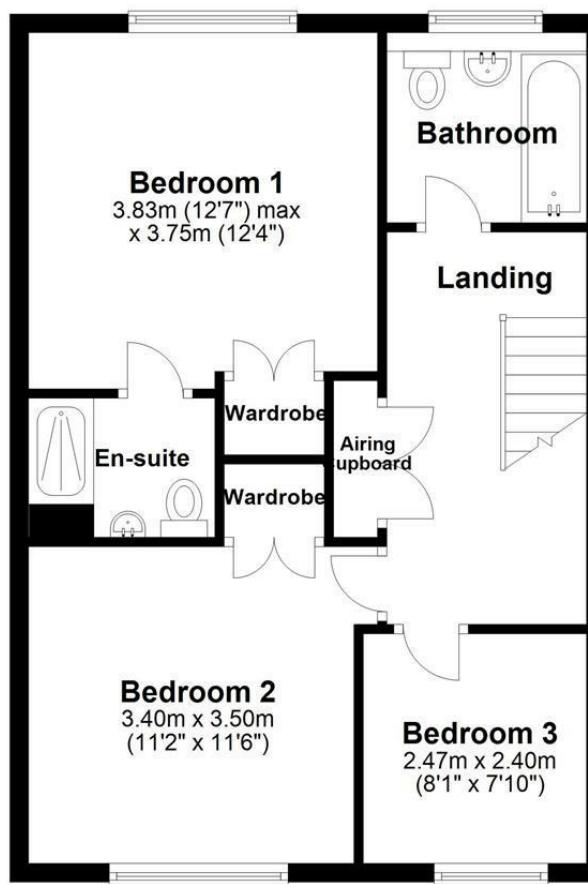
## Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



## First Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



Total area: approx. 107.0 sq. metres (1151.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

Disclaimer. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**strakers**

For further details 01249 652717  
chippenham@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk