



alan
hawkins

Lakes View, Royal Wootton Bassett, SN4 7PB

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS

- 
- A large, paved patio area with a white picket fence and a dark grey building in the background. The patio is made of large, rectangular, light brown stones. A white picket fence runs along the left and back edges of the patio. In the background, there are lush green trees and a blue sky with white clouds. A dark grey building with a brown roof is visible on the right side of the image. A small, dark grey shed is located near the building.
- Spacious Four Bedroom Holiday Home
 - Family Bathroom
 - Impressive Living/Dining Room
 - Parking To The Front
 - Passes Included to 27 hole Golf Course and Leisure facilities

- Two En-Suites
- Stunning Views from Master Bedroom
- Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- No Onward Chain

alan
hawkins

8 Lakes View

Royal Wootton Bassett, SN4 7PB

£199,500

Attractively priced for a quick sale is this delightful four bedroom second/holiday home located on 'The Wiltshire Leisure Village' ideally situated on the A3102 c1 mile south west of Royal Wootton Bassett. This will make a great addition to your property portfolio with a tenant already in situ achieving £1600pcm!

Constructed in 2007 using sustainable timber, the property offers over 1500 sq ft of accommodation and is spread over three floors incorporating the distinctive turret of the Marlborough design. The accommodation includes an inviting entrance hall with double doors to a spacious octagonal living space, a tasteful and well equipped kitchen, four bedrooms and three bathrooms. There is a private patio area to the rear and communal gardens beyond. This particular property also offers the added

incentive of all the furniture in the property to be included in the sale. As part of the lease agreement, there are TWO GOLF PASSES AND FOUR LEISURE PASSES for the indoor swimming pool and fully equipped gymnasium. Further attributes include double glazing, an energy efficient heat exchange central heating system and ample parking to the front.

Whether you are a keen golfer looking for a rural retreat with a 27 hole championship golf course and leisure complex on your door step, or looking to invest in holiday lets then look no further, call today to arrange a viewing.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band E For information on tax banding and rates, please call Wiltshire Council

Tenure

Leasehold 983 Years Remaining

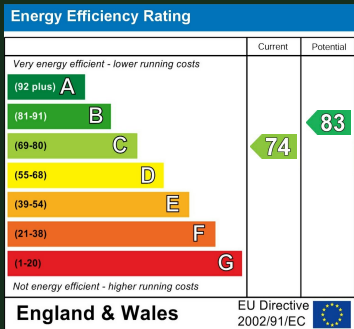
Management Fee

Length is 999 yrs from 2006 (981 yrs remaining)

Annual ground rent amount £2364.12

Annual service charge amount £1992.16

Energy Efficiency Rating (England & Wales)



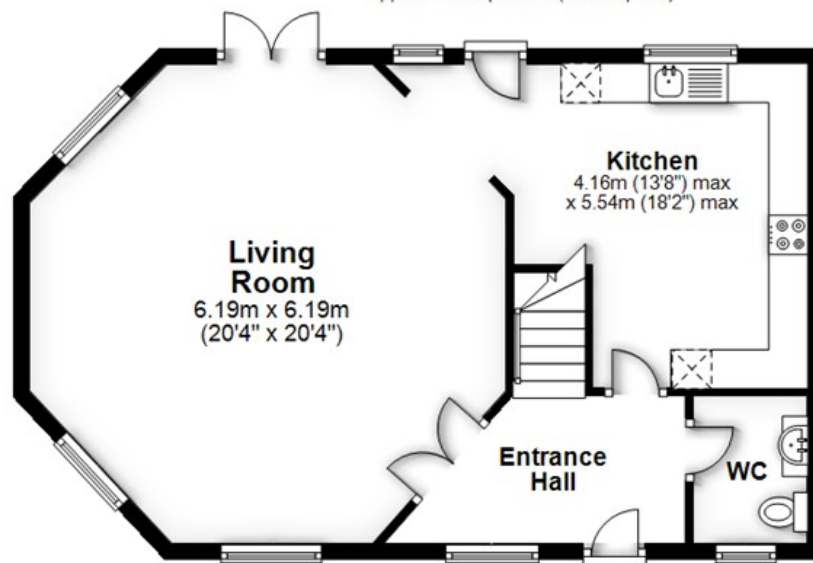






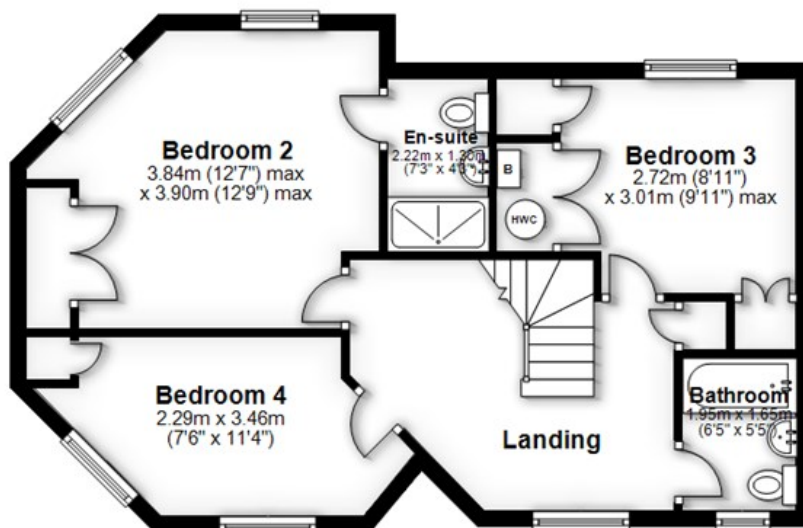
Ground Floor

Approx. 58.0 sq. metres (623.8 sq. feet)



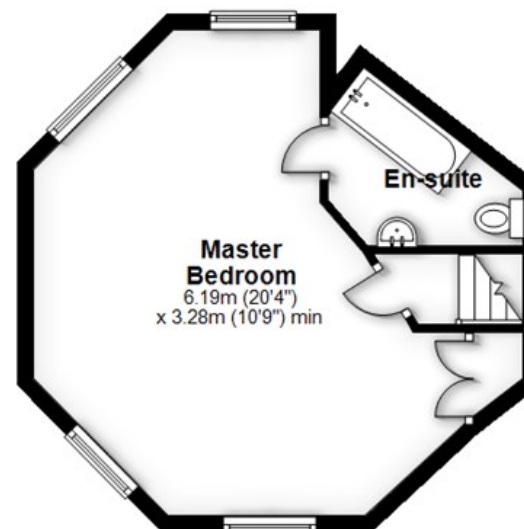
First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 143.2 sq. metres (1541.5 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.

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

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.



 safeagent

