

Beaufort Avenue, Royal Wootton Bassett, SN4 7FP

hawkins









- Two Bedroom Coach House
- Lounge/Diner
- Bathroom
- Tandem Carport Parking
- 3 Privately Owned Solar Panels

- 50% Shared Ownership
- Separate Kitchen
- Two Double Rooms
- Gas Radiator Heating
- No Onward Chain

# 4 Beaufort Avenue Royal Wootton Bassett, SN4 7FP

£107,500

A well-presented two double bedroom coach house with tandem parking beneath, available on a 50% shared ownership basis and offered to the market with no onward chain, situated towards the end of a cul-desac location.

The accommodation comprises a spacious 'L'-shaped lounge/dining room providing a comfortable and versatile living space, a separate fitted kitchen offering a good range of units and work surfaces, two well-proportioned double bedrooms, and a modern bathroom fitted with a shower over the bath.

Presented in good condition throughout, this appealing coach house also benefits from three solar panels, helping to reduce energy costs. Further advantages include gas central

A well-presented two double bedroom coach house with tandem parking beneath, available on a 50% shared ownership basis property. heating, double glazing, and tandem parking for two vehicles located directly beneath the property.

Situated within a popular and wellestablished development, offering convenient access to local amenities, transport links, and nearby open green spaces, this property presents an ideal opportunity for those looking to step onto the property ladder and is available with no onward chain.

NB: Potential Purchasers must be in Housing need and unable to afford to buy a home on the open market with a Household income less than £80,000.

Applications will be dealt with on a first come first served basis.





### **Viewings**

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

#### **Council Tax: Wiltshire Council**

Tax Band B For year 2025/26 = £1985.93 For information on tax banding and rates, please call Wiltshire Council Monthly rent: £165.37

Monthly service charge: £5.30

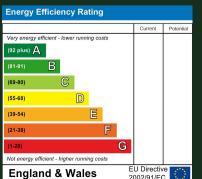
lease: 87 years Remaining

Gas - Mains Electric - Mains Water - Mains Drainage - Mains

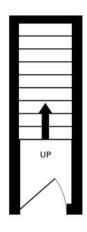
Internet - Up to 1600\* Mbps available download

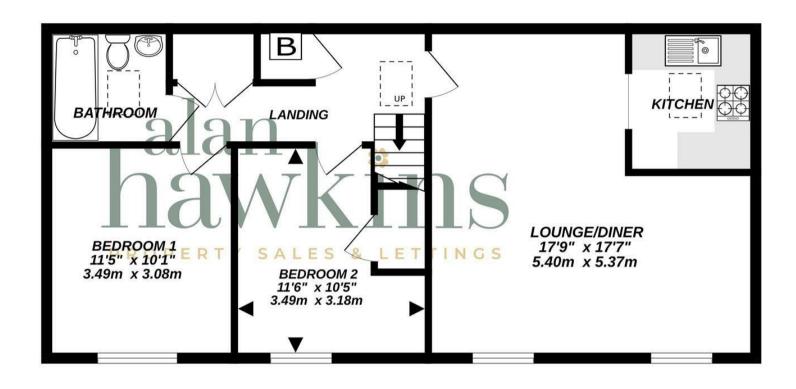
speed

# Energy Efficiency Rating (England & Wales)



GROUND FLOOR 34 sq.ft. (3.1 sq.m.) approx.





### TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## **Alan Hawkins**

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







