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Farne Way, Royal Wootton Bassett, SN4 8LX

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Fully Enclosed Rear Garden
- Newly Installed Gas Combi Boiler
- Long Lease
- £0 Maintenance Fees
- Ground Floor Maisonette
- Established Front garden
- Allocated Parking Behind
- Minimal Ground Rent of £25

27 Farne Way Royal Wootton Bassett, SN4 8LX

£185,000

For sale with NO ONWARD CHAIN is this two bedroom GROUND FLOOR maisonette occupying a corner plot benefiting generous FRONT & REAR GARDENS situated at the head of a cul-de-sac location on the fringes of the popular and established development of Woodshaw in Royal Wootton Bassett.

The accommodation comprises a private front entrance porch living/dining room, a separate kitchen with door to the rear garden, bathroom and two good size bedrooms.

Outside, the home benefits a mature frontage and a fully enclosed garden with rear gated access through to the parking directly behind.

Further attributes include uPVC double glazing, gas radiator central heating via a NEWLY INSTALLED combination boiler, the remainder of a 999 year lease, very low ground rent of £25 per annum and £0 maintenance fees.

To arrange a viewing or for more information, call Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Crescent

Tax Band B For year 2025/26 = £1985.93
For information on tax banding and rates,
please call Wiltshire Crescent

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600* Mbps available
download speed

Ground Rent £25 P/A

Service Charge £0

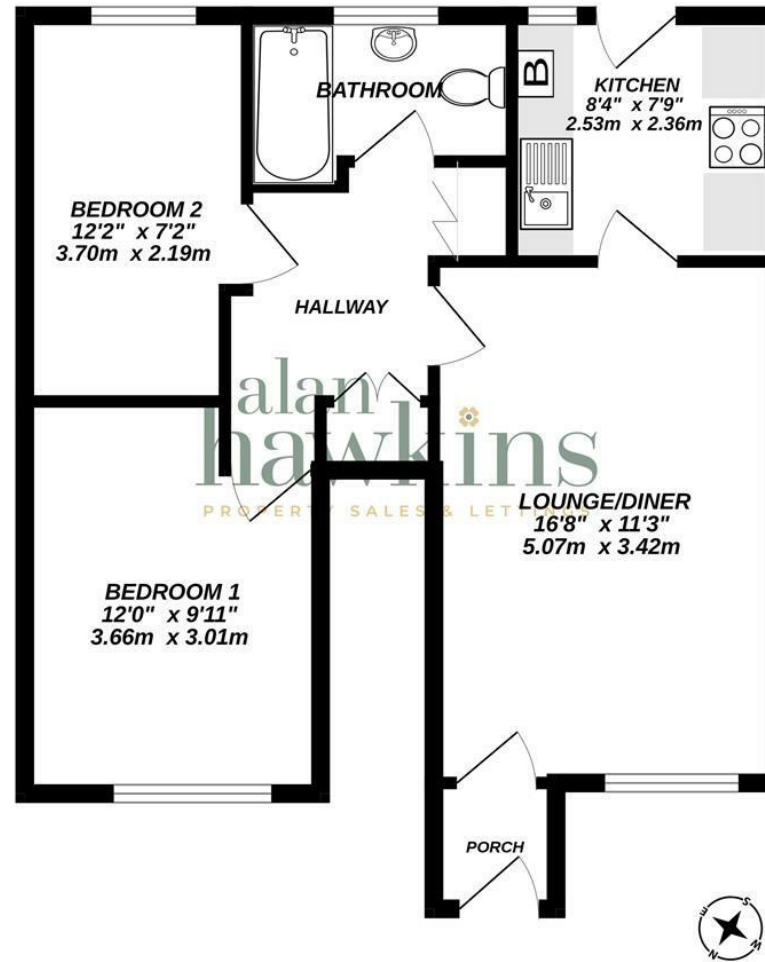
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 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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