



alan
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Longleaze, Royal Wootton Bassett, SN4 8AU

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Detached Bungalow
- Close To High Street Location
- Two Bathrooms
- Office/Hobby Room
- Approved Plans To Further Extend & Enhance

- Detached Oversized Garage
- Four Double Bedrooms
- Kitchen & Utility Room
- Modern Gas Combi Boiler

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PROPERTY SALES & LETTINGS

94 Longleaze Royal Wootton Bassett, SN4 8AU

£495,000

A generous and versatile FOUR DOUBLE bedroom DETACHED BUNGALOW with DETACHED OVERSIZED GARAGE, much improved by the current owners. The home occupies a generous corner plot offering a large driveway and is ideally positioned within a short level walk to the Towns High Street of Royal Wootton Bassett.

The internal layout of this property currently comprises an entrance porch leading into a spacious dual aspect living room with open fireplace. An inner hallway leads to three comfortable double bedrooms, a modern and recently refitted bathroom, kitchen with separate utility room and a useful rear boot room/porch. From the utility room, doors lead to an additional reception room, ideal as a home office space or hobbies room, a large primary dual aspect double bedroom and a second bathroom/en-suite.

Should the current size of property or layout fall short of requirements, planning permission has been approved to further extend and really enhance the current layout.

Externally, this corner plot incorporates a generous driveway providing parking for several vehicles leading up to a detached garage with electric roller door, power & lighting. There is a private front garden laid to lawn and a rear low maintenance patio terrace with personal door into the garage.

Further benefits include uPVC double glazing, mains gas heating via a recently replaced boiler, mains electric, mains water & drainage and full fibre broadband available with average speeds of 780 - 930 Mb/s.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

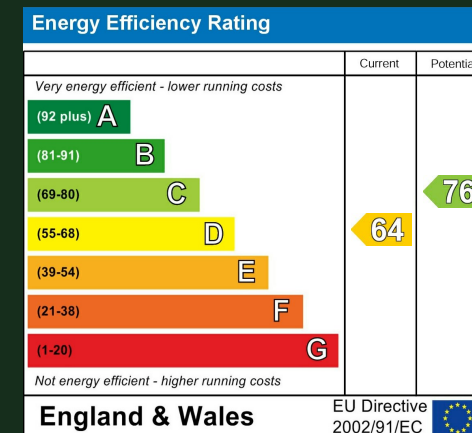
Tax Band D For year 2024/25 = £2412.03

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

Tenure

Freehold

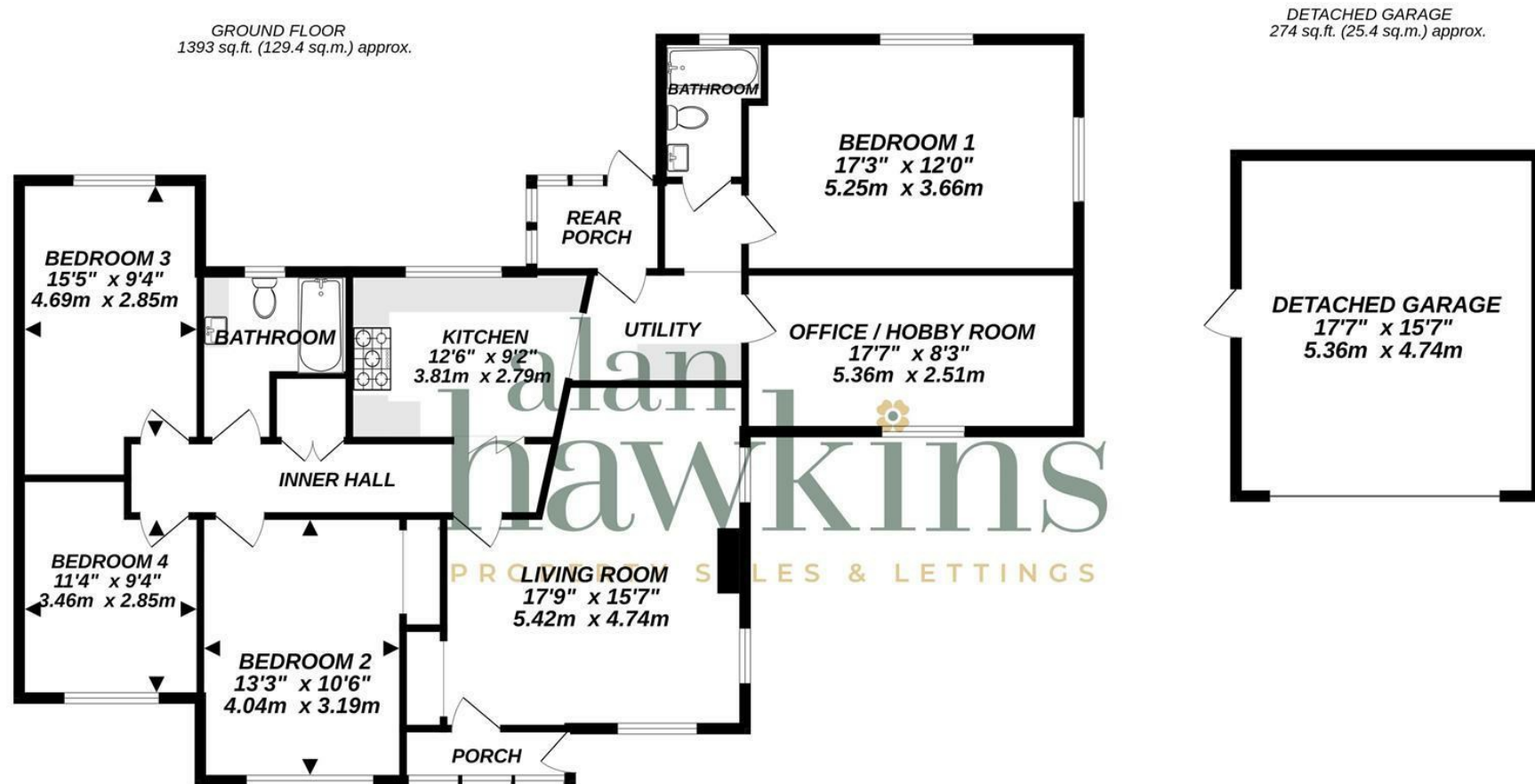
Energy Efficiency Rating (England & Wales)











TOTAL FLOOR AREA : 1667 sq.ft. (154.8 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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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.

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