

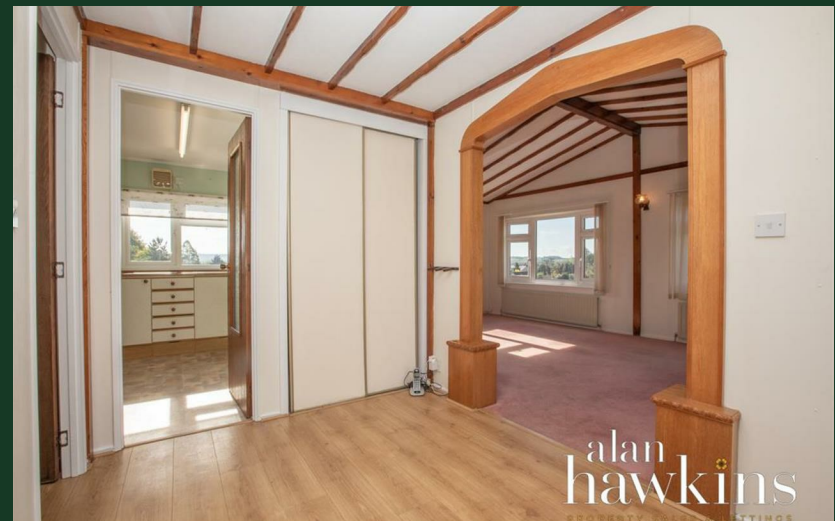


alan
hawkins

Rope Yard, Royal Wootton Bassett, SN4 7BP

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Desirable Location
- Hard Standing For Off Road Parking
- Two Double Bedrooms
- Separate WC
- Dual Aspect 19ft Living Room

- Far Reaching Countryside Views
- No Onward Chain
- Shower Room
- Dining Room
- Short Walk To High Street

7 Orchard Park Rope Yard Royal Wootton Bassett, SN4 7BP

£145,000

A spacious 32ft x 20ft twin park home, pleasantly situated on the edge of the site in a relatively private position, just a short stroll from Royal Wootton Bassett's bustling High Street. Enjoying far-reaching views across the Wiltshire countryside, this home is offered to the market with no onward chain, providing an excellent opportunity for those seeking both convenience and comfort in a desirable setting.

The accommodation includes an entrance hall, separate WC, two well-proportioned double bedrooms each with built-in

wardrobes, a shower room, a dining room, a fitted kitchen and a bright dual-aspect living room perfectly placed to take in the impressive southerly views.

Externally, the property benefits from hard standing to the side providing off-road parking, a raised patio seating area to the rear with steps down to a garden laid to lawn. Further advantages include modern uPVC double glazing and an LPG Worcester boiler.

To arrange a viewing or request further details, please contact Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire

Tax Band A For year 2025/26 = £1702.24
For information on tax banding and rates,
please call Wiltshire

Pitch Fee: £178.11 per month

Gas: LPG Tank

Electric: Mains

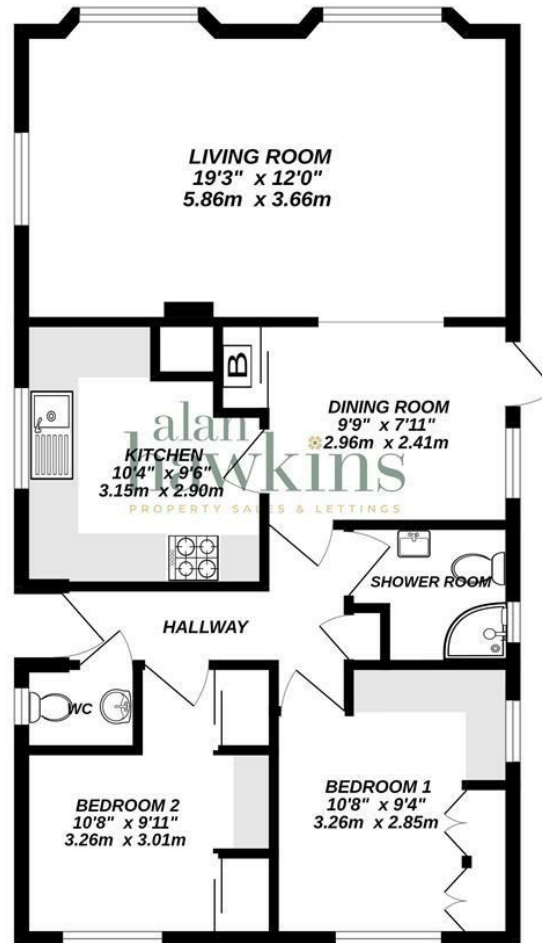
Water + Waste: Mains

**Internet Speeds: Possible speeds of up to
900 mbps**

Flood risk: Very low



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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