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Tinkers Field, Royal Wootton Bassett, SN4 8AE

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PROPERTY SALES & LETTINGS





- Three Bedroom Semi Detached
- Non-Overlooked Rear Garden
- 25ft Living/Dining Room
- Study/Home Office Space
- Gas Combination Boiler
- Driveway Parking
- Southerly Facing Rear Garden
- Downstairs WC
- First Floor Family Bathroom
- Privately Owned Solar Panels

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# 10 Tinkers Field

## Royal Wootton Bassett, SN4 8AE

**Offers in excess of £280,000**

An attractive three-bedroom semi-detached home with a generous, fully enclosed SOUTHERLY FACING rear garden, driveway parking and privately owned solar panels, ideally located within walking distance of the High Street.

This spacious property offers an entrance porch leading into a hallway with useful storage and stairs to the first floor, a 25ft living/dining room with patio doors opening to the rear garden and a fitted kitchen leading to an attached side lobby providing access from the front, through to the rear garden as well as a ground floor WC, shower and storage space ideal as a home office or study.

Upstairs are three good size

bedrooms along with a family bathroom.

Outside, the property enjoys a spacious rear garden that is fully enclosed and not overlooked. To the front is an extended block paved driveway providing parking for at least two vehicles.

Further features include uPVC double glazing, gas central heating via a combination boiler and 12 privately owned solar panels.

An established home in a convenient location. Viewing is recommended.



### 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

### Tenure

Freehold

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available download speed

### 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		
(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		







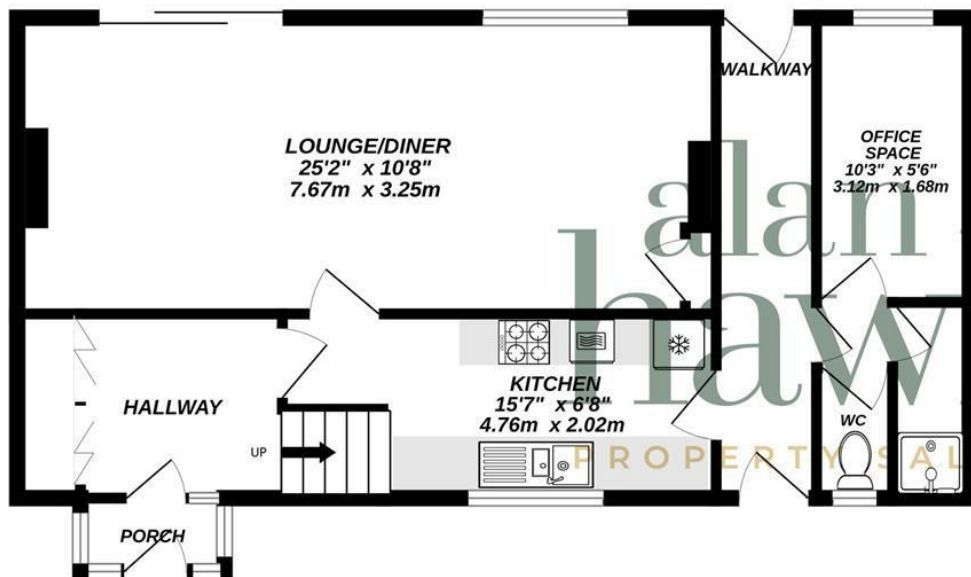




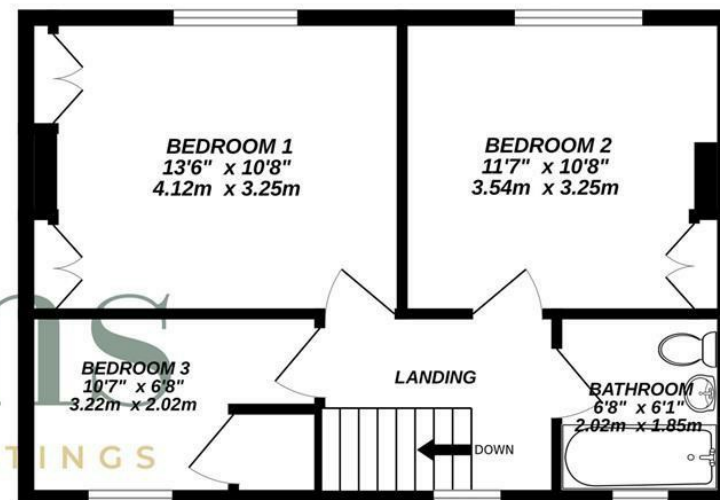




**GROUND FLOOR**  
601 sq.ft. (55.8 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (40.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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

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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.

