



**Wiltshire Crescent, Royal Wootton Bassett, SN4 7PB**

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PROPERTY SALES & LETTINGS



- Four Bedroom Semi Detached
- Eco-Friendly Home
- Cloakroom
- Two En-Suite
- Gymnasium & Swimming Pool

- Second Home/Holiday Home
- Impressive Living Room
- Impressive Master Bedroom
- Access to 27 Hole Golf Course
- 999 Year Lease

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PROPERTY SALES & LETTINGS

# 14 Wiltshire Crescent Royal Wootton Bassett, SN4 7PB

£265,000

A four bedroom end of terrace holiday home located on 'The Wiltshire Leisure Village' nestled in the picturesque Wiltshire countryside, just a short drive of historic local landmarks such as Stonehenge, Avebury Stone Circle and the Cotswolds. This home benefits from a 27 hole championship golf course and leisure complex on your door step making this a very attractive second home/holiday rental property.

Constructed in 2007 using sustainable timber, the 1500 sq ft of accommodation is spread over three floors incorporating the distinctive turret of the Marlborough design. The accommodation comprises an inviting entrance hall with double doors to a spacious octagonal living space, a well equipped kitchen with access to the

rear patio area, downstairs WC, three bedrooms to the first floor including an en-suite shower room and family bathroom and an impressive master bedroom to the second floor with en-suite bathroom and far reaching views. There is a private low maintenance patio area to the rear and communal gardens beyond. As part of the lease agreement, there are two golf passes and four leisure passes for the indoor swimming pool and state-of-the-art gymnasium. Further attributes include double glazing, an energy efficient heat exchange central heating system and ample parking to the front.

Whether you are a keen golfer looking for a rural retreat or looking to invest in holiday lets then look no further, call Alan Hawkins Property Sales today on 01793 840222 to arrange a viewing.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2022/23 = £2,658.93

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

## Tenure

Leasehold

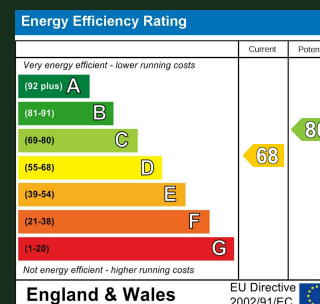
## Management Fee

**Leasehold: 999 year lease from May 2005 (979 years remaining)**

**Annual Ground Rent as of 2025 - £796.19 per quarter. (reviewed at each year end)**

**Service Charge as of 2025 - £522.57 per quarter. (reviewed at each year end)**

## Energy Efficiency Rating (England & Wales)





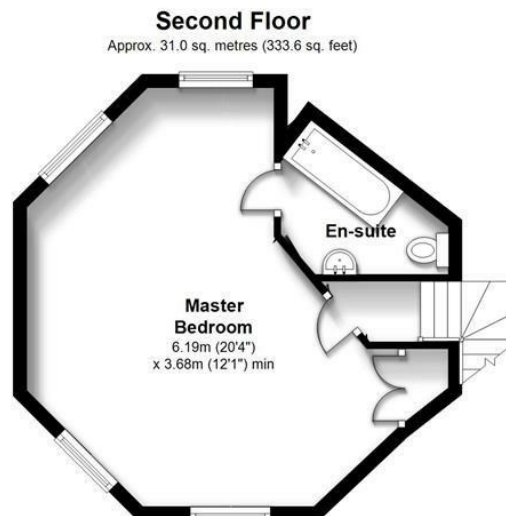
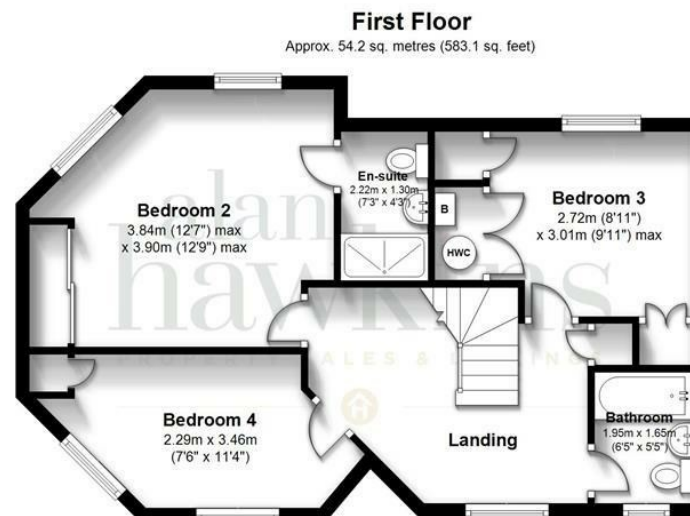












Total area: approx. 144.7 sq. metres (1557.9 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.  
Plan produced using PlanUp.

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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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