



39 Brynards Hill, Royal Wootton Bassett, SN4 7ER

- Very Desirable Location
- 3 Bedroom Semi Detached
- Bay Windows
- c150ft Rear Garden
- Driveway Parking
- Garage
- Combination Boiler
Installed 2012
- Updating Required
- Viewings Recommended



39 Brynards Hill, Royal Wootton Bassett, SN4 7ER

Guide price £285,000

A desirable and ever popular 1930's bay windowed semi-detached family home providing driveway parking, garage and a lengthy rear garden measuring approximately 190ft situated in a very sought after area of Brynards Hill, located centrally in the market town of Royal Wootton Bassett. This property internally in brief consists of an entrance hall, living room with uPVC double glazed bay window and an open fireplace, a spacious dining room with another open fireplace with patio doors to the rear garden and kitchen to the ground floor. To the first floor is a bathroom and 3 bedrooms with the master having uPVC double glazed bay windows to the front. A good size frontage is mainly laid to lawn with driveway parking for 2 or 3 vehicles leading to a garage and gated access to the rear garden. The mature rear garden stretches to approx 190ft offering a seating patio area, a range of shrubs and fruit trees throughout offering some fabulous elevated views across Royal Wootton Bassett. This home does require modernisation throughout and offers great scope to create the perfect family home. Further attributes include gas radiator central heating via a combination boiler which was installed in 2012. For more details or to arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.

Storm Porch

Leading to the uPVC obscure glazed front door through to the

Entrance Hall

Fitted carpet. Textured ceiling. Pendant light. Single panelled radiator. Carpeted staircase with a 90 degree turn to the first floor landing. Door to under stair storage, space for fridge freezer with window to the side elevation, shelving and power. Further door to under stair storage with space and vent for tumble dryer with power. Door through to the

Living Room

12'3 x 13'6 into bay (3.73m x 4.11m into bay)

Fitted carpet. textured ceiling. Single pendant light. Open fireplace with a tiled hearth and stone surround with mantelpiece. uPVC double glazed bay window to the front. Curved single panelled radiator. Picture rail. TV point. Telephone point.

From the entrance hall door to the

Dining Room

12'5 x 11'2 (3.78m x 3.40m)

Fitted carpet. Textured and coved ceiling. Single pendant light. Open fireplace with a stone hearth and red brick surround with mantelpiece. Single panelled radiator. Aluminium glazed sliding doors to the rear garden.

From the entrance hall door to the

Kitchen

8'6 x 6'11 (2.59m x 2.11m)

Fitted carpet. Skimmed ceiling with pendant light. uPVC double glazed window to the side elevation. Timber framed single glazed window to the rear elevation. Single panelled radiator. Rolled top work surfaces with a range of cupboards under. Three single units over. Integrated stainless steel sink with side drainer. Space for electric oven. Space and plumbing for washing machine.

First Floor Landing

Fitted carpet. Textured ceiling. Single pendant light. Timber framed single glazed window to the side elevation. Loft hatch to the loft storage area with pull down ladder. Door to the

Bathroom

8'7 x 6'11 (2.62m x 2.11m)

Fitted carpet. Textured ceiling. Single pendant light. Single panelled radiator. Obscure single glazed sash window to the rear elevation. Suite comprising panelled bath. Pedestal wash hand basin and low level w.c. Fitted airing cupboard housing the 'Valliant' combi boiler (installed in 2012) and shelving with storage under.

Bedroom Two

12'4 x 11'3 (3.76m x 3.43m)

Fitted carpet. Textured ceiling. Single pendant light. Timber framed single glazed sash window to the rear elevation. Single panelled radiator. Built-in storage with shelving and hanging rail with storage cupboards over.

Bedroom One

11'2 x 13'7 into bay (3.40m x 4.14m into bay)

Fitted carpet. Textured ceiling. Single pendant light. Single panelled radiator. uPVC double glazed bay window to the front elevation. Picture rails. Built-in wardrobe with shelving and hanging rail with storage cupboard over.

Bedroom Three

6'11 x 6'7 (2.11m x 2.01m)

Skimmed ceiling. Single pendant light. Natural varnished wooden flooring. uPVC double glazed window to the front elevation. Single panelled radiator.

Garage

Pre-cast concrete garage

Outside To The Front

Driveway for two to three vehicles with garden laid to lawn. Driveway leads to a pre cast concrete garage with an up and over door. Side access gate leads to the rear garden.

Rear Garden

approximately 190ft in length (approximately 57.91mft in length)

A mature rear garden mainly laid to lawn. Enclosed by bushes and shrubs with apple and pear trees.

Viewings

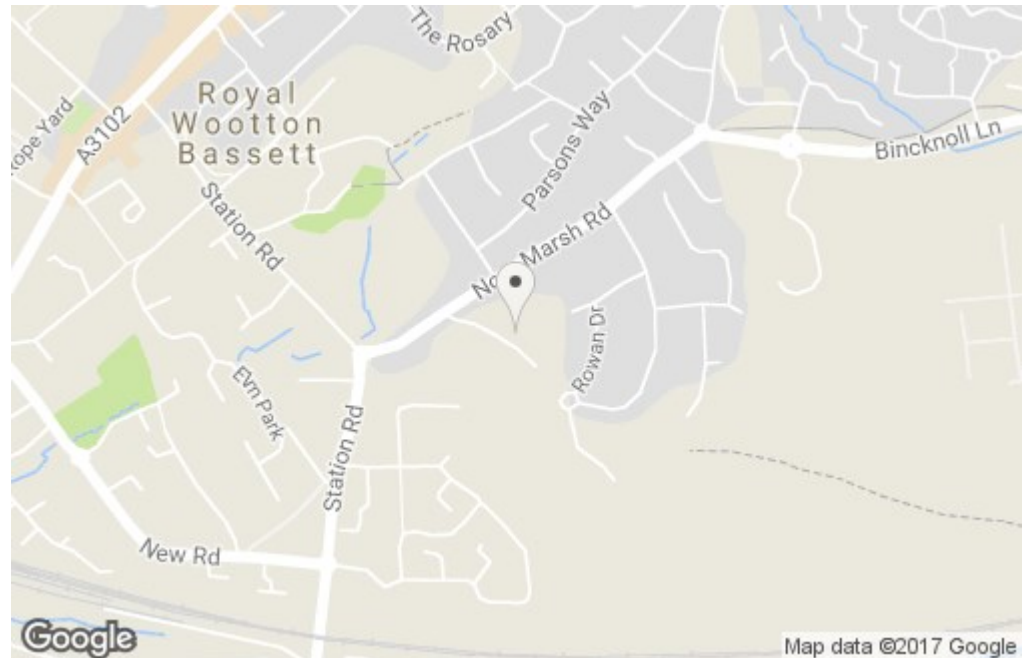
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

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

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett. Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

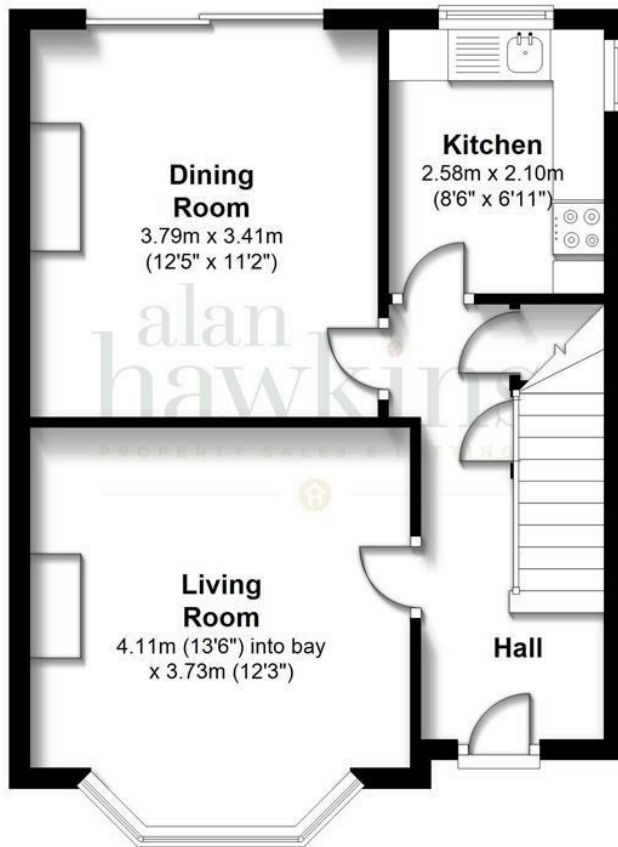






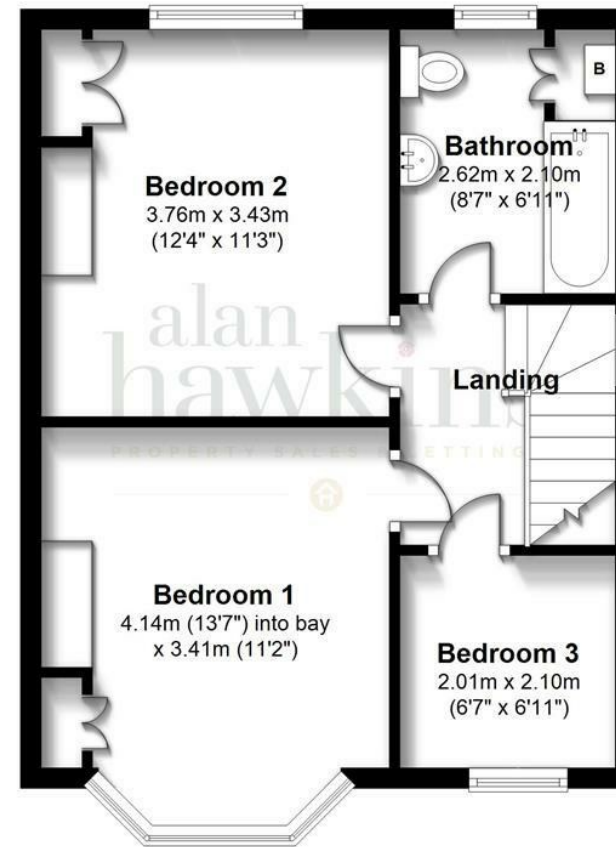
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 81.1 sq. metres (873.1 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.

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, 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.



Visit us
alanhawkins.co.uk

Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA



Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not viewed any apartments, 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