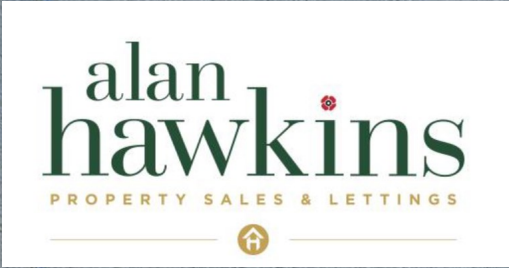
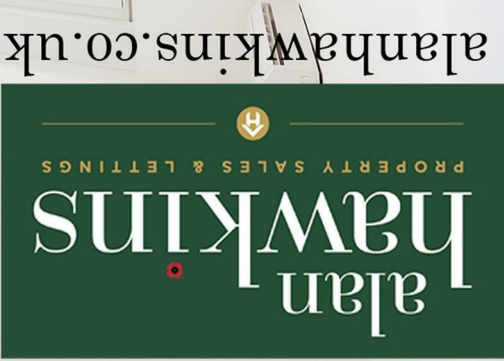


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



4 The Barton, Royal Wootton Bassett, SN4 7BG



4 The Barton, Royal Wootton Bassett, SN4 7BG

Offers in excess of £195,000

A charming and beautifully presented two bedroom cottage ideally situated in a little backwater located just yards from the main high street of Royal Wootton Bassett. This cosy cottage offers a warm and homely feeling throughout the the accommodation offering living room with a feature fireplace, separate dining room off the kitchen, galley kitchen with built in oven & hob, inner lobby with a utility cupboard, newly replaced ground floor bathroom and a side porch. A carpeted staircase leads to the first floor with two bedrooms, with bedroom one being to the front enjoying some far viewing views to the side. Additional benefits include a newly landscaped, south-west facing rear court yard garden, uPVC double glazing and gas central heating via a combination boiler. Nearby non-allocated parking is located at the end of the lane or additional parking provisions are just a short walk way (subject to a parking permit) Call Alan Hawkins Property Sales to arrange a viewing.

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

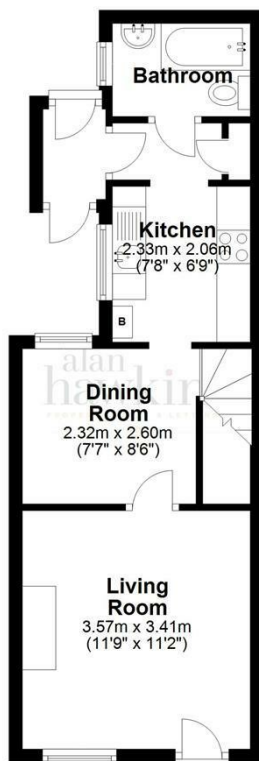
Royal Wootton Bassett

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.



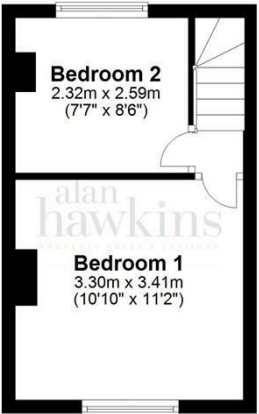
Ground Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



First Floor

Approx. 19.5 sq. metres (210.0 sq. feet)



Total area: approx. 51.4 sq. metres (553.3 sq. feet)

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