



alan
hawkins

Farne Way, Royal Wootton Bassett, SN4 8LX

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- First Floor Maisonette
- Generous Lounge/Diner
- Bathroom
- Gas Radiator Heating
- No Onward Chain
- Allocated Parking
- Separate Kitchen
- Two Good Size Bedrooms
- Upvc Double Glazing

37 Farne Way Royal Wootton Bassett, SN4 8LX

£165,000

A spacious two bedroom first floor maisonette situated at the head of a cul-de-sac location on the fringes of the popular and established development of Woodshaw in Royal Wootton Bassett.

The accommodation comprises a private entrance hall with stairs leading straight up to the first floor landing. From the landing, doors lead to a spacious lounge/diner, a separate kitchen, bathroom and two good size bedrooms.

Further attributes include uPVC double glazing, gas radiator central heating via a combination boiler, the remainder of a 999 year lease, very low ground rent fees and also enjoys nearby allocated parking (in view of apartment)

To arrange a viewing or for more information, call Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For information on tax banding
and rates, please call Wiltshire Council

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600* Mbps available download
speed

Ground Rent £25 P/A

Service Charge £0

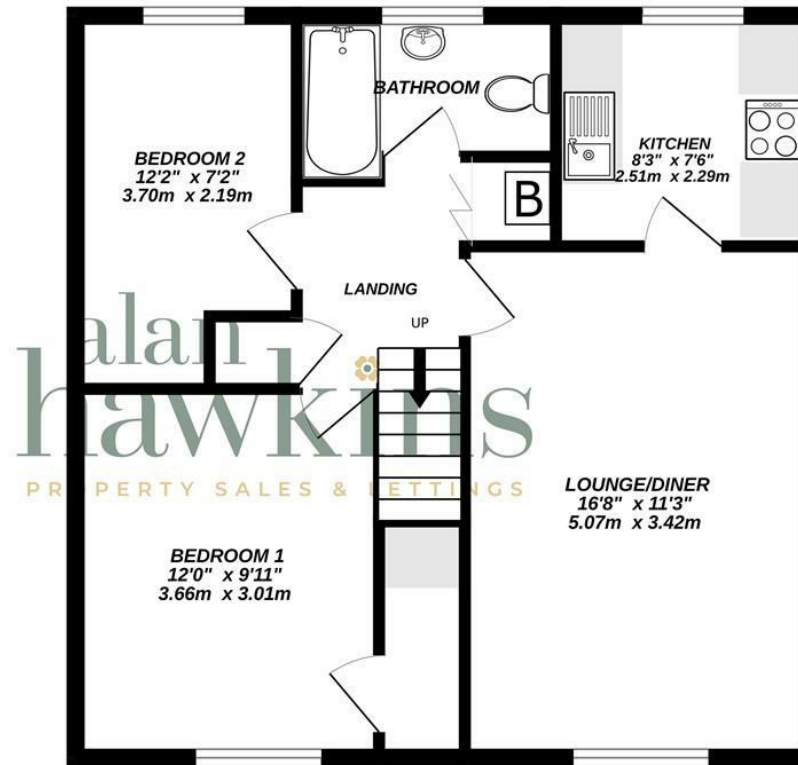
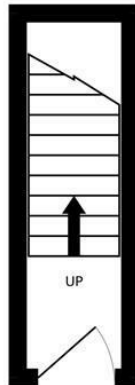
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	



FIRST FLOOR
576 sq.ft. (53.5 sq.m.) approx.

GROUND FLOOR
43 sq.ft. (4.0 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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