



Wiltshire Leisure Village, SN4 7PB

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PROPERTY SALES & LETTINGS



- Three Bedroom Semi Detached
- Fantastic Holiday Let or Rental
- Leisure Facilities
- Golf & Leisure Passes Included
- En-suite To Master Bedroom

- 2nd Home/Holiday Home
- 12 Month Usage
- 27 Hole Golf Course On Site
- Open Plan Living Arrangement
- No Onward Chain

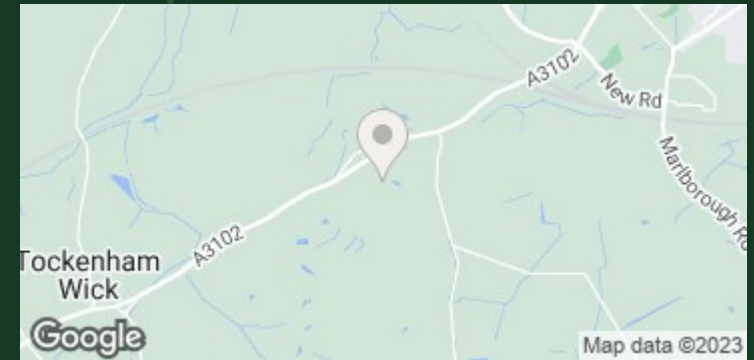
5 Lakes View Wiltshire Leisure Village , SN4 7PB

Open to offers **£174,995**

Available to purchase as a holiday/second home whilst also offering a fantastic opportunity with excellent returns for long term rental or short term holiday let. This three bedroom end of terrace home constructed to the Ridgeway design, is situated within the grounds of the Wiltshire Leisure Village and comes with year round passes to a 27 hole championship golf course, hotel & leisure facilities which are all on site, ideally located within the picturesque Wiltshire countryside, just a short drive of historic local landmarks such as Stonehenge, Avebury and the Costwolds and the neighbouring town of Royal Wootton Bassett (1 mile).

Constructed in c2008, the property is made of sustainable timber and incorporates the latest energy saving air-to-water heat exchange central heating. The accommodation is well presented throughout and comprises an inviting hallway, cloakroom, a kitchen/breakfast room being open plan to the impressive and spacious lounge/dining room. The first floor provides three generous bedrooms with an en-suite shower room to bedroom one and family bathroom. To the outside there are plentiful communal grassed areas with your

own patio to the immediate rear. As part of the lease, membership is granted to the golf course and leisure club situated on your door step by way of two membership to the golf & leisure and a further 2 leisure only passes. Call today for more information or to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

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

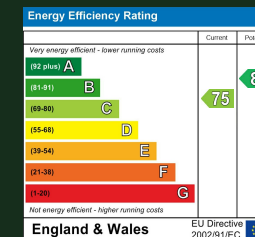
Tenure

Leasehold Constructed in c2007 with a 999 year lease

Management Fee

There is a combined maintenance & ground rent fee in the region of £4,000-£4,500 per year. **Golf and leisure passes are included**

Energy Efficiency Rating (England & Wales)



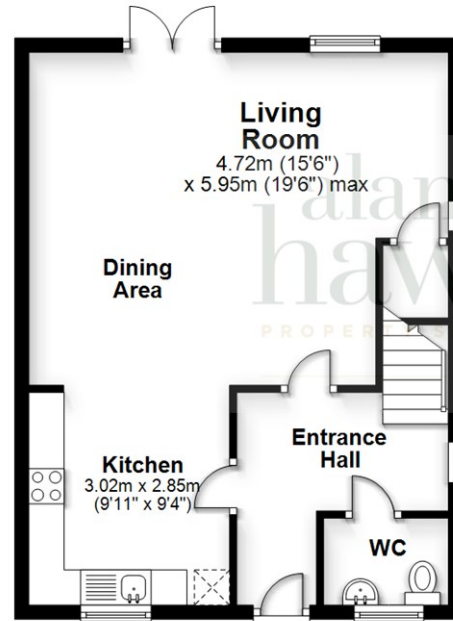






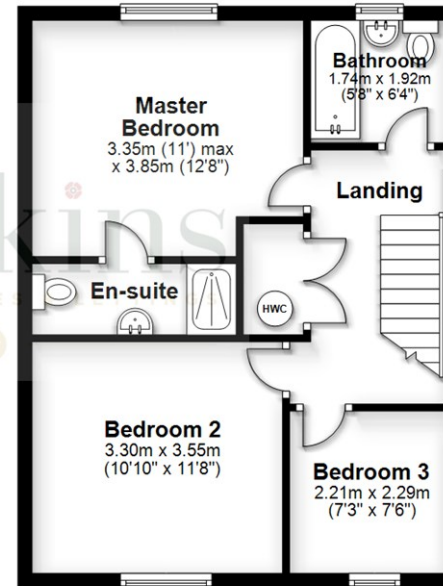
Ground Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.0 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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