

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
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PROPERTY SALES & LETTINGS

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107 Station Road, Royal Wootton Bassett, SN4 7FE



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## Offers in excess of £200,000

A modern and very well presented two double bedroom FREEHOLD coach house with GARAGE & PARKING situated in the market town of Royal Wootton Bassett and offered free of chain. This former show home offers a walled front town garden, an entrance hall with internal access to the garage, a first floor landing and a wonderfully spacious lounge/diner, a separate kitchen offering integrated appliances, two double bedrooms and bathroom. Further attributes include generous storage by way of loft storage, boiler cupboard and double cupboard. To the outside there is parking to the garage apron and a personal door to an outside (understair) cupboard. Heating is by way of gas radiator central heating. Whether you're looking for your first property, or renting out with a rental valuation of £900-£925 pcm. This property is sure to please and an early viewing is highly recommended

- **FREEHOLD** Coach house
- **Excellent Condition Throughout**
- **Two Double Bedrooms**
- **Kitchen with Appliances**
- **Gas Central Heating**
- **uPVC Double Glazing**
- **Maintenance Free Front Walled garden**
- **Garage + Parking**
- **Viewing HIGHLY recommended**

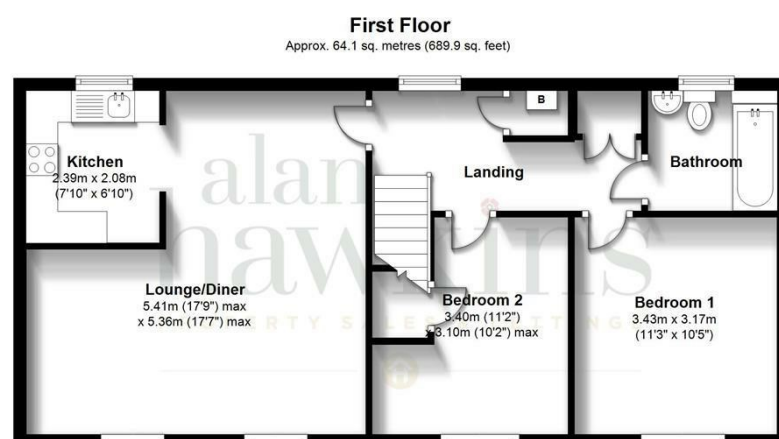
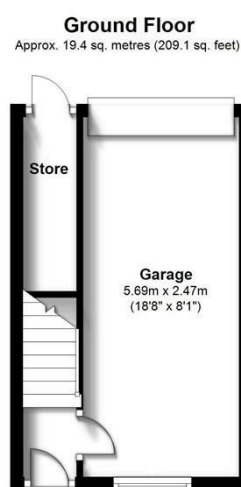
### Council Tax - Wiltshire Council

Tax Band 'B'

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

### Viewings

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



Total area: approx. 83.5 sq. metres (899.0 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.

