alan
hawkins
PROPERTY SALES & LETTINGS
9 Lakes View, The Wiltshire Leisure Village, Royal Wootton Bassett, SN4 7PB

- Eco-Friendly Holiday Home
- 3 Bedrooms
- Stunning Views
- Access to 27 Hole Golf Course
- Gymnasium
- Excellent Rental Yields
- 12 Month Occupancy

9 Lakes View, The Wiltshire Leisure Village, Royal Wootton Bassett, SN4 7PB

£200,000

A superb example of this three bedroom eco-friendly holiday home constructed to the Avebury design situated on the grounds of The Wiltshire Golf Course. The property itself boasts a spacious entrance hall and cloakroom, a well equipped kitchen opens into the spacious lounge/dining room with French doors to the rear courtyard garden. To the first floor are three bedrooms, a fully tiled family bathroom and en-suite shower room. The property also comes with two golf and leisure passes to use the 27 hole golf course and a state-of-the-art leisure centre. Further attributes include sealed unit double glazing, heating by way of a heat exchange unit and parking to the front.

Composite Front Entrance Door gives access to the

Entrance Hall

Skimmed and coved ceiling. Pendant light. Tiled flooring. Double radiator. Telephone point. Wall mounted control for central heating and hot water. Carpeted staircase to the First Floor Landing.

Cloakroom

Skimmed ceiling. Ceiling light. Double glazed obscure window to the front elevation. Close-coupled WC. Vanity wash-hand basin with cupboards under. Ceramic tiled flooring. Single radiator. Wall mounted consumer trip switch unit.

Panelled Doors to Lounge and Kitchen

Kitchen

11'0" x 10'0" (3.35 x 3.05)

Skimmed ceiling. Six recessed down lighters. Matching light grain fronted wall and base units under a stone-effect roll top work surface with an inset Neff electric oven and a four-ring Neff halogen hobb. Integrated Neff dishwasher. Integrated Neff washing machine/dryer. Space for free-standing fridge/freezer. Base units comprise two single and one corner cupboard and two drawer units. Wall units comprise two double and one single. Tiled splash backs. Tiled flooring. Under pelmet lighting. Double glazed window to the front elevation. Franke stainless steel single drainer sink. Double radiator. Peninsular breakfast bar. Opening through to the

Lounge/Dining Room

19'6" x 18'0" (5.94 x 5.49)

Skimmed and coved ceiling. Two pendant lights. Sealed unit double glazed window to the rear elevation. Timber double French doors to the rear garden. Fitted carpet. Two double radiators. Television point. Wall mounted electric fire. Two wall uplighters. Panelled door to under-stair storage cupboard. Returning door to Entrance Hall

From the entrance hall a carpeted staircase rises to the

Landing

Skimmed and coved ceiling. Light tube. Loft access to the roof space. Single radiator. Double doors to Airing Cupboard housing a Daikin Electric boiler and hot water cylinder. Panelled door to the

Main Bathroom

Skimmed ceiling. Ceiling light. Extractor fan. Obscure sealed unit double glazed window to the rear elevation. Fully tiled surrounds. Tiled flooring. Panelled bath with plumbed shower over and glass shower screen. Close-coupled WC. Pedestal wash-hand basin. Chrome heated towel rail. Electric shaver point.

Master Bedroom

12'7" x 12'4" (3.84 x 3.76)

Skimmed and coved ceiling. Ceiling light. Sealed unit double glazed window to the rear elevation with views. Television point. Double radiator. Fitted carpet. Bi-fold doors to the Double Wardrobe with hanging space and shelving. Panelled door to

En-Suite Shower Room

Skimmed ceiling. Ceiling light. Extractor fan. Light tube. Shower cubicle with glass shower screen. Tiled surrounds. Plumbed shower. Close-coupled WC. Pedestal wash-hand basin. Tiled flooring. Chrome heated towel rail. Shaver point.

Panelled door to

Bedroom Two

11'6" x 11'1" (3.51 x 3.38)

Skimmed ceiling. Ceiling light. Timber double glazed window to the front elevation. Fitted carpet. Double radiator. Television point. Bi-fold door to wardrobe with hanging space and shelving.

Bedroom Three
7'9" x 7'6" (2.36 x 2.29)
Skimmed and coved ceiling. Pendant light. Sealed unit double glazed window to the front elevation. Single radiator. Fitted carpet. Television point.

Outside to the front
Open Shared Parking.

To the Rear
Patio with picket fence surround, Communal grassed area beyond.

Tenure
999 years from 2007. Ground rent and maintenance charges payable. Please note that conditions of the lease state that the property must be a second home, although may be used for 12 months throughout the year.

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

By appointment through ALAN HAWKINS ESTATE AGENTS Tel: 01793 840222

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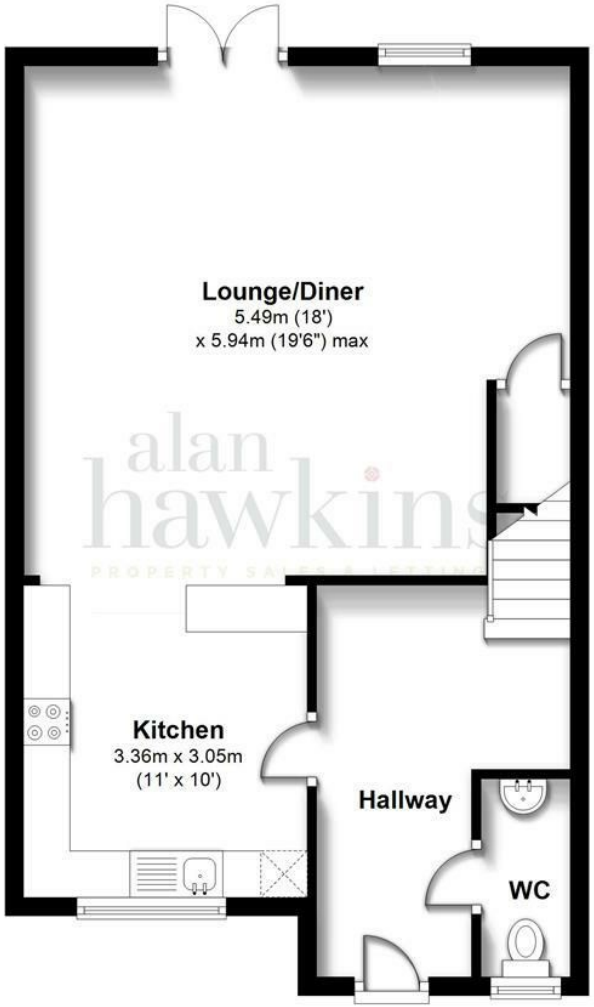
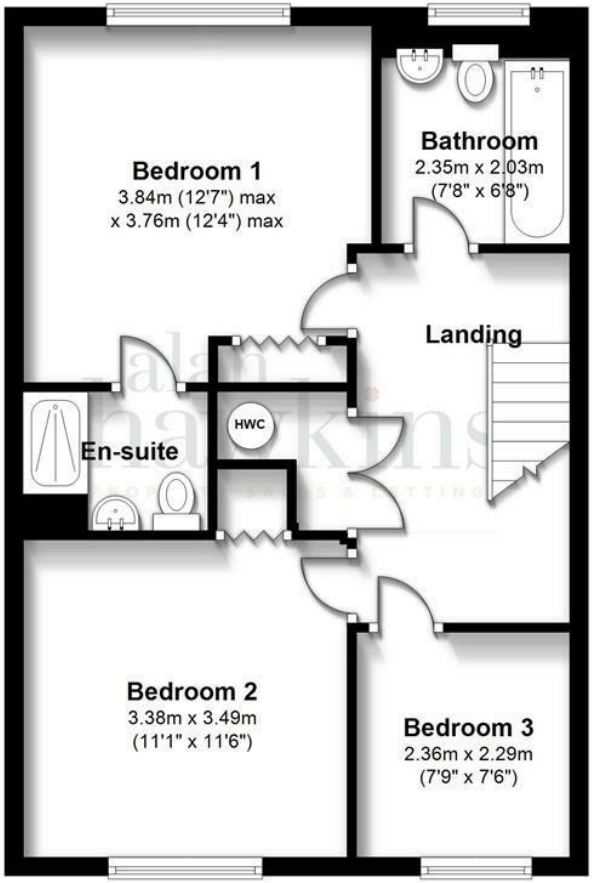
Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

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alan hawkins
PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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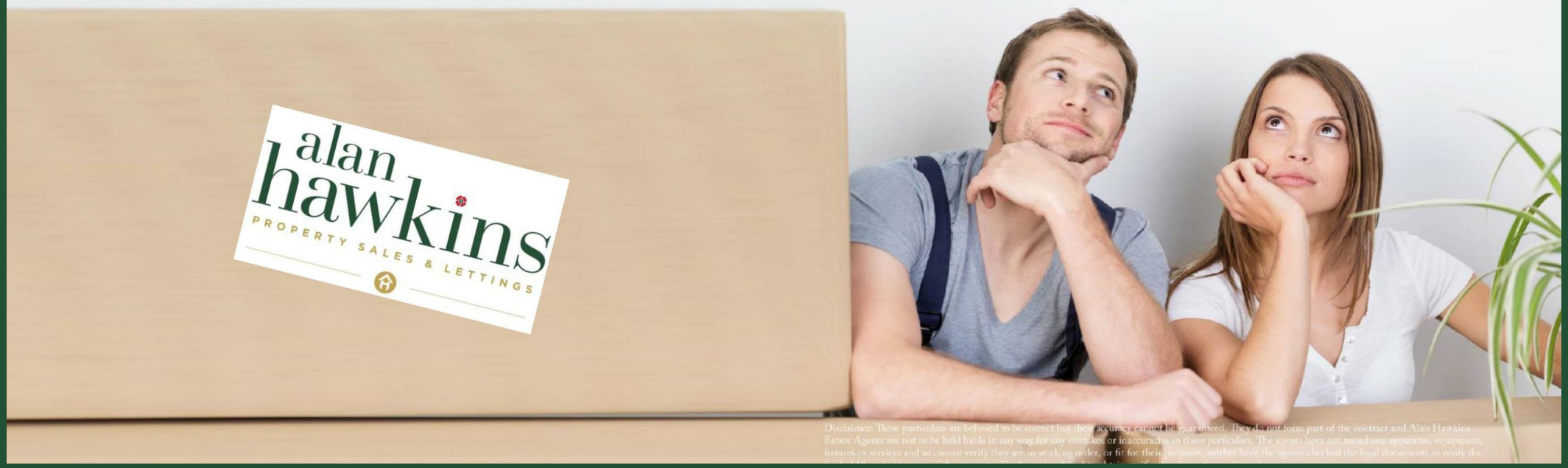

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