



21 Buxton Way, Royal Wootton Bassett, SN4 8JB

- 3 Bedroom House
- Garage + Parking
- Maintenance Free Rear Garden
- Spacious Lounge
- Kitchen/Diner
- 3 Good Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Viewing Recommended



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£285,000

An impressive and very well maintained 3 bedroom house with GARAGE situated in this popular Persimmon constructed development, just a short level walk from the High Street and local amenities. Constructed in 2017, this particular property offers an entrance hall and cloakroom. To the front is a spacious family lounge whilst to the rear of the property is a kitchen/diner with integrated oven/hob and French Doors to the landscaped and maintenance free rear garden. To the first floor are 3 bedrooms and family bathroom, with the main bedroom benefitting from wardrobe recess and en-suite shower room. To the outside is a landscaped enclosed rear garden with gated access to the rear, and garage located under the neighbouring coach house. Attributes include uPVC double glazing throughout and gas radiator central heating and the remainder of a 10 year NHBC Warranty.

To arrange a viewing, contact Alan Hawkins property Sales on 01793 840222.

Council Tax - Wiltshire Council

Tax Band 'D'

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

Viewings

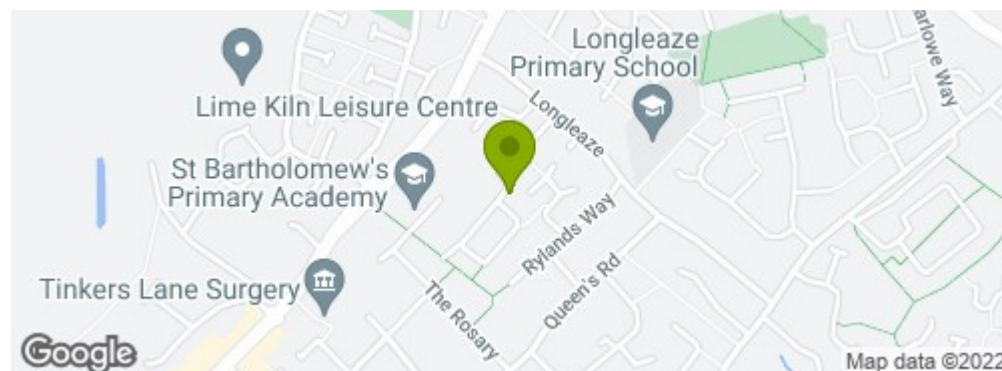
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Tenure

Property - Freehold.

Garage = Leasehold on a 999 year Lease.

There is a communal management fee for the development chargeable at c£180 p/a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

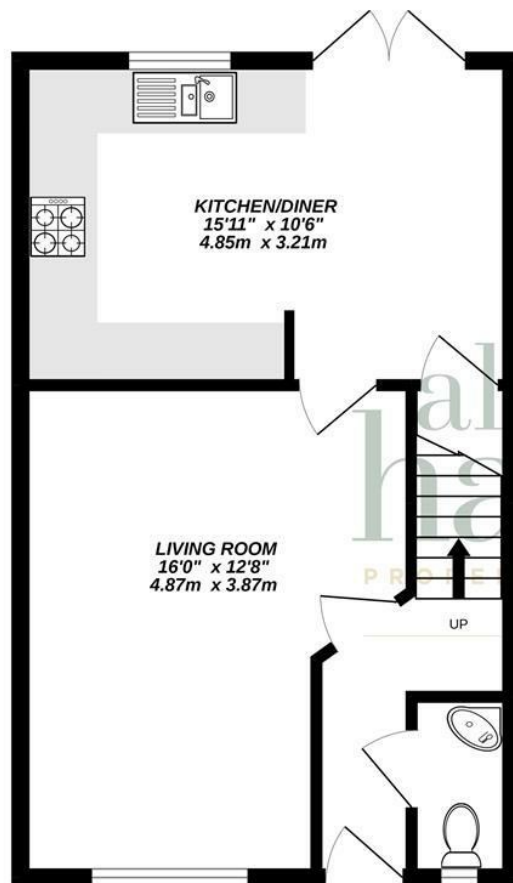
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



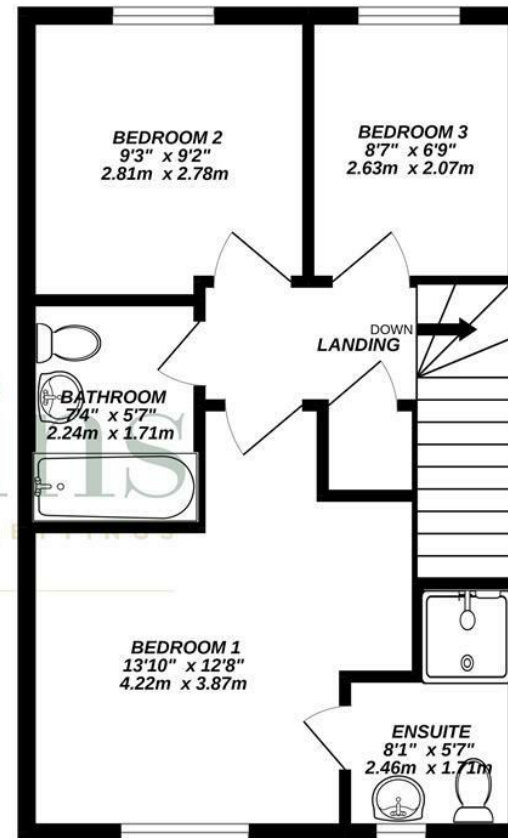




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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alanhawkins.co.uk



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