



alan  
hawkins

Church Street, Royal Wootton Bassett, SN4 7BQ

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- Two bedroom end of terraced cottage
- 19ft Lounge/Diner
- First floor Shower Room
- Close to all High Street Amenities
- Viewing Highly Recommended

- Prime Location
- Modern Kitchen
- Generous Garden with Shed
- No Onward Chain

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# 10 Church Street Royal Wootton Bassett, SN4 7BQ

**£260,000**

A charming two bedroom cottage end terraced cottage in the heart of Royal Wootton Bassett.

Nestled just yards from the bustling High Street, this beautifully presented cottage offers a perfect blend of character and modern convenience.

Accessed via the front entrance porch, the inviting living/dining room features a fireplace with a log burner creating a cosy and welcoming atmosphere and a modern fitted kitchen to the rear. Upstairs are two generously sized bedrooms each serviced by a modern shower room.

To the rear, a shared courtyard pathway provides access to an external storage cupboard and provides access to the kitchen via the rear door. To the front is a low maintenance garden, approximately 45ft in length with privacy hedge and timber shed. Additional features include uPVC double glazing, mains gas radiator central heating via a modern boiler, and a recently upgraded electrical consumer unit.

Offered chain free, early viewing is highly recommended.

## Viewings

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

## Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93

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

## Tenure

Freehold

## Services

Flood Risk: Very Low (Environmental Agency)

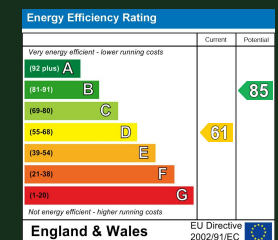
Internet Speeds: Up to 1000 mbps

Gas: Mains

Electric: mains

Water & Waste: Mains

## Energy Efficiency Rating (England & Wales)



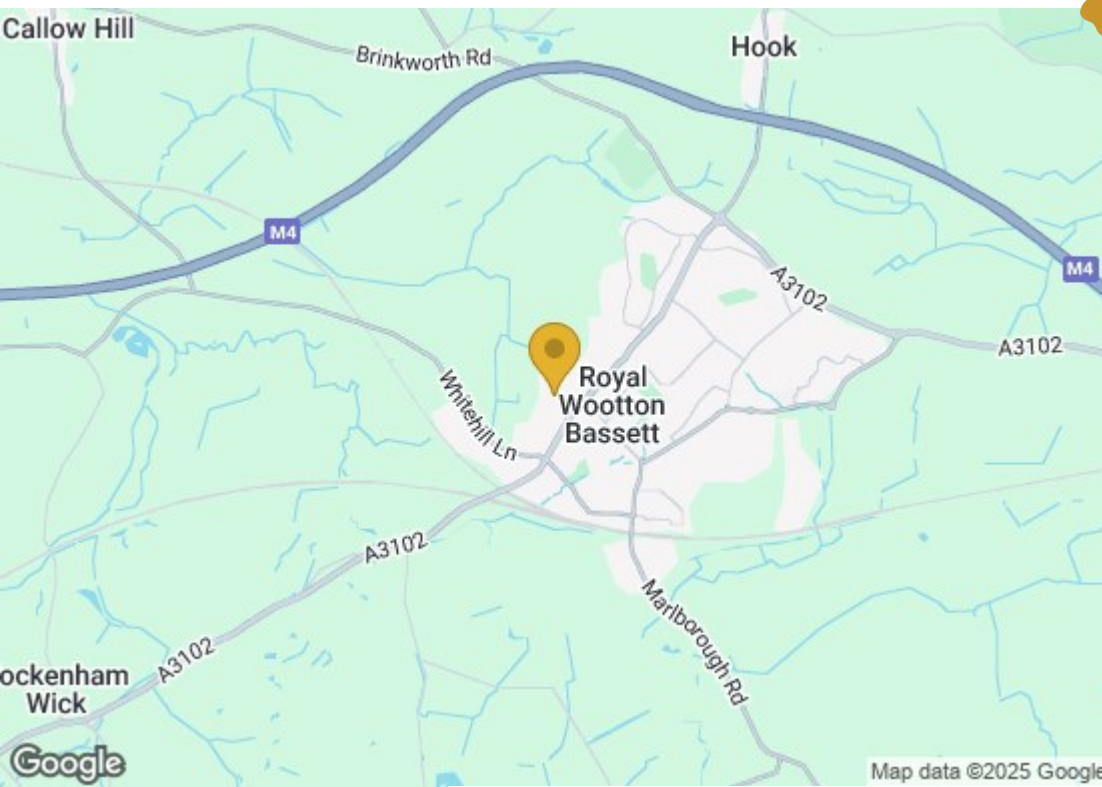






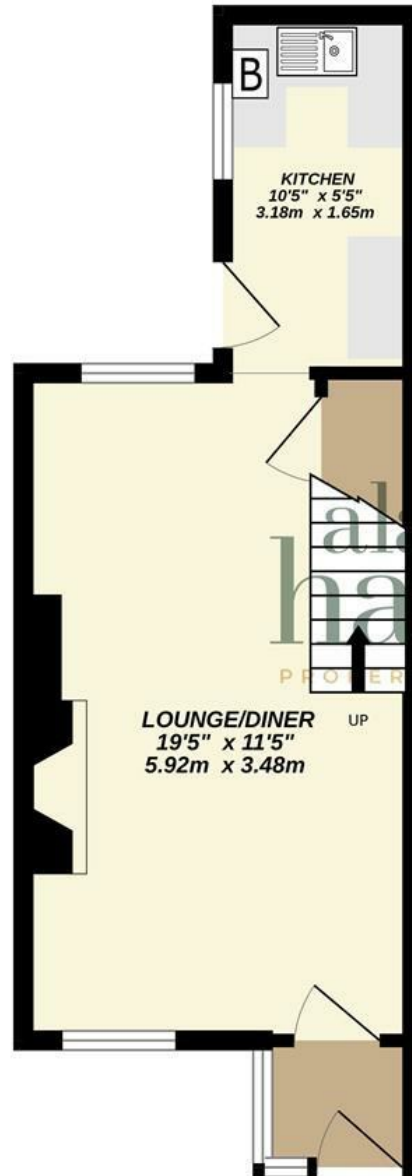




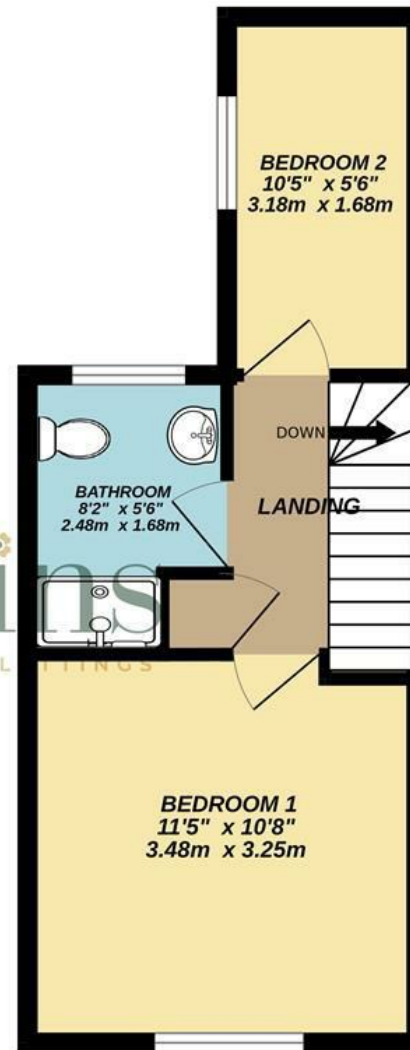




GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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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.

