



14 Coxstalls, Royal Wootton Bassett, SN4 7AW

- Extended Two Bedroom Cottage
- Over 800sq ft!
- Conservatory
- Two Reception Rooms
- Spacious Kitchen/Breakfast Room
- First Floor Bathroom
- Short Walk To High Street
- Gas Combination Boiler
- Internal Viewings Recommended
- **Virtual Video**



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Offers in the region of £265,000

A sizeable and beautifully presented cottage boasting over 800 sq ft of living accommodation pleasantly located just a stones throw away from Royal Wootton Bassett bustling high street.

This EXTENDED two bedroom cottage enjoys a c16ft CONSERVATORY looking out onto the SOUTHERLY FACING GARDEN, a cosy living room with feature cast iron multi fuel stove and bay window, dining room next to a spacious kitchen/breakfast room with a pitch tiled roof and Velux window, two bedrooms to the first floor, one double and one single and a first floor bathroom.

Outside and to the front is a gated walkway shared with three neighbouring properties which in turn leads to the front southerly facing low maintenance garden.

This beautiful cottage also benefits uPVC double glazing, water softener, gas radiator central heating via a combination boiler and character features throughout.

All in all, a well cared for cottage close to the high street and many shops and amenities the town has to offer.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

Viewings

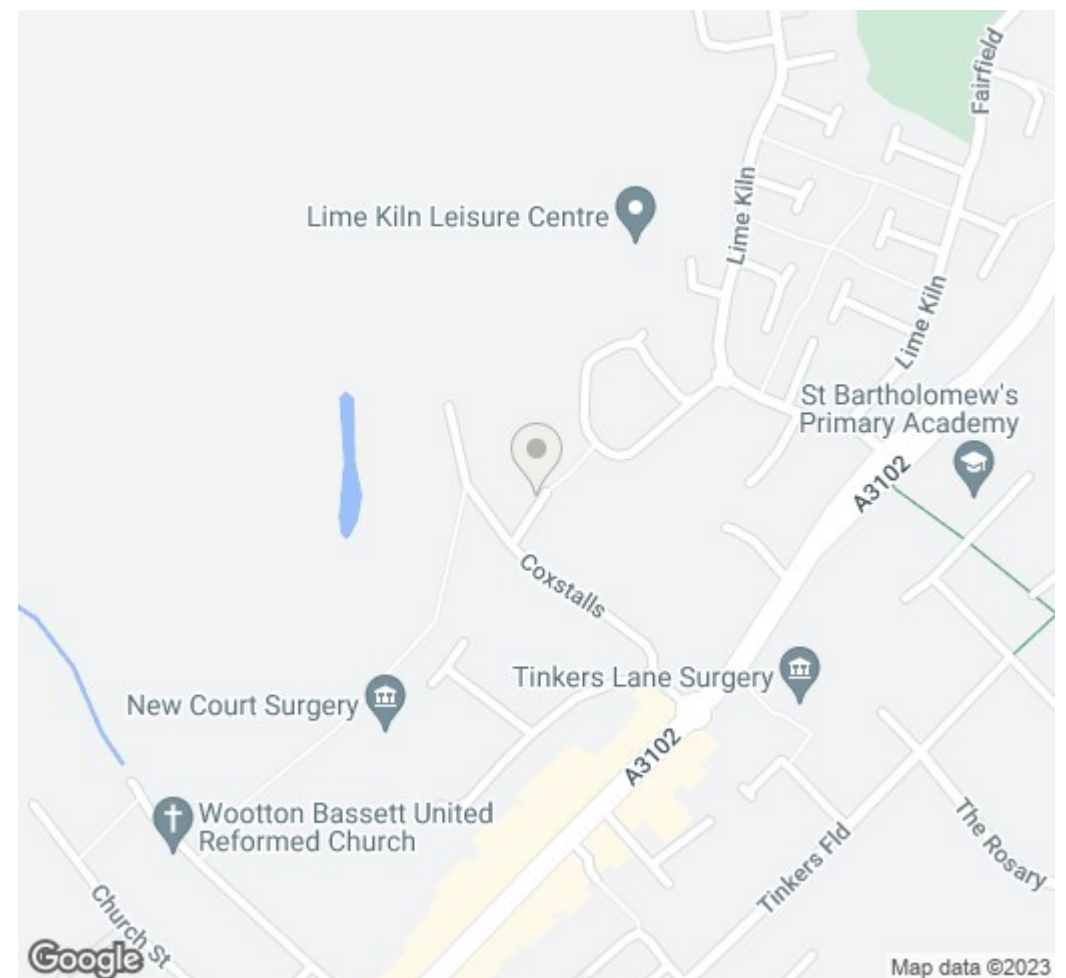
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

Council Tax Band B - For year 2022/23 = £1,692.03

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

NB. There are nearby garages for rent which the current owners do currently rent. This could be an option to enquire about should a garage be required.

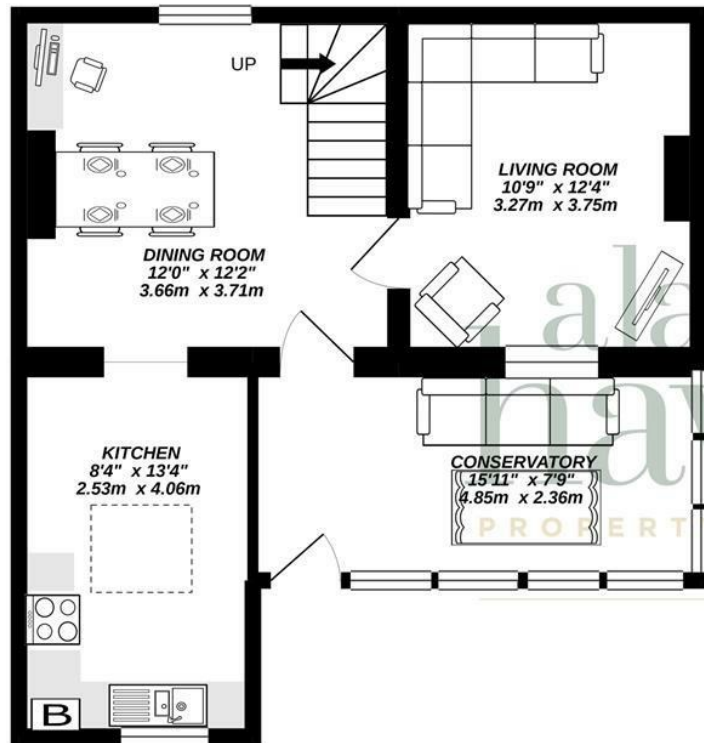




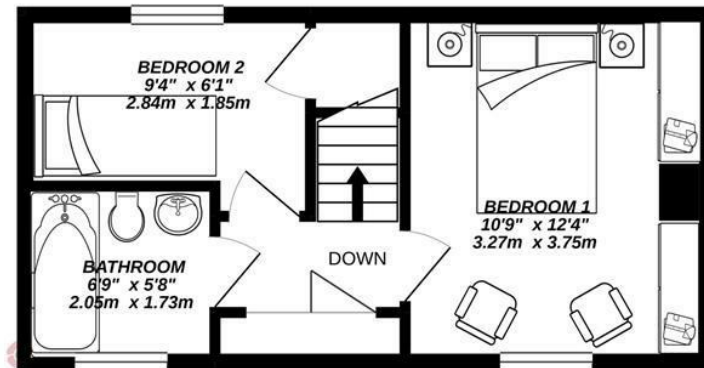




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



EXTENDED 2 BEDROOM COTTAGE

TOTAL FLOOR AREA : 821 sq.ft. (76.2 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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