



Wiltshire Leisure Village, Royal Wootton Bassett, SN4 7PB

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PROPERTY SALES & LETTINGS



- 3 Bedroom Holiday/2nd Home
- Passes to 27 Hole Golf Course and Leisure Club Included
- Off Road Parking
- Located on a Leisure Village
- c2 Mile of Royal Wootton Bassett

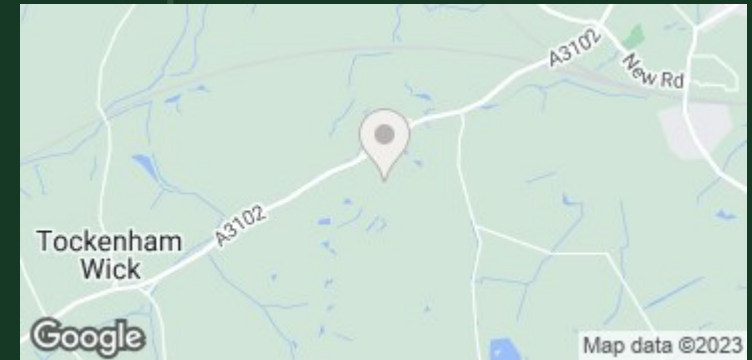
- ** 9% Gross Annual Yield ** (c7% NET)
- Priced for Quick Sale
- Spacious Lounge/Diner
- Great Holiday/Rental income
- * NO CHAIN *

2 The Drive Wiltshire Leisure Village Royal Wootton Bassett, SN4 7PB

£140,000

An opportunity NOT TO BE MISSED! Priced for a quick sale is this very well presented three bedroom holiday home/second home constructed to the larger 'Avebury' design. With a monthly rental figure of £1300 pcm equating to a Gross Annual yield of 9%. **** Measuring approx. 1163 sq ft and situated on the Wiltshire Leisure Village set in the heart of the countryside offering 27 holes of quality golf, a fully-equipped gym and pool facilities, beauty spa and a bar and restaurant all within easy walking distance of your front door. The property itself comprises an entrance hall, cloakroom, a well equipped kitchen with breakfast bar being open-plan to a generous lounge/diner with replacement uPVC french doors to the patio and rear communal gardens. The first floor provides a family bathroom, one single bedroom and two double bedrooms both with fitted wardrobes and the master boasting an en-suite shower room. Surrounding the property are communal gardens with parking to the front and a patio area to the rear. Other features include electric Air-Source heat pump heating and sealed unit double glazing. The property is offered CHAIN FREE

and really is an idyllic setting for the golfing family to enjoy as a second home and available to use all year round, or holiday which also provides excellent holiday rental yields. Call us today to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For information on tax banding and rates, please call Wiltshire Council

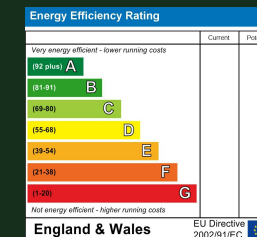
Tenure

Leasehold Residual of a 999 year Lease (commenced c2007)

Management Fee

Maintenance costs £480 per quarter. Ground Rent - £682.34 per qtr (to include 2 'Golf & Leisure' passes and an additional 2 'Leisure only' passes)

Energy Efficiency Rating (England & Wales)

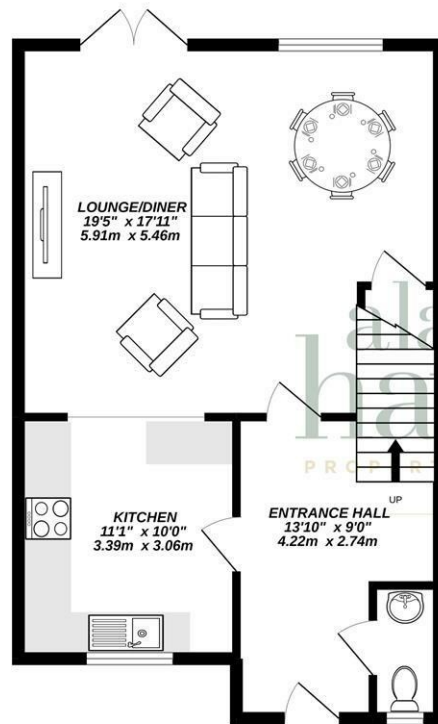




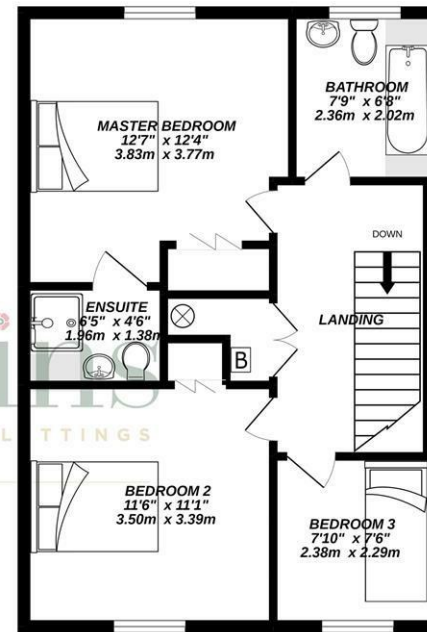




GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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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.

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