



Wiltshire Crescent, Royal Wootton Bassett, SN4 7PB

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PROPERTY SALES & LETTINGS

- Three Bedroom Holiday Home/Second Home
- Spacious Lounge/Diner
- Golf & Leisure Passes & 2 Additional Leisure Passes Included (For owners use only)
- Vacant Possession
- NB - CANNOT BE PRIMARY RESIDENCE

- Spacious Hallway + Cloakroom
- Main Bedroom with En-suite
- No Onward Chain
- Potential Rental Income £1450 pcm

3 Wiltshire Crescent Royal Wootton Bassett, SN4 7PB

**Offers in the region
of £140,000**

A popular three bedroom New England Style terraced SECOND HOME/HOLIDAY situated on The Wiltshire Leisure Village located in the heart of Wiltshire with the historic market town of Royal Wootton Bassett located approximately a mile away offering an abundance of amenities and just a short drive from the National Heritage sites of Stonehenge and the Avebury stone circle. This particular style home, named the 'Avebury' is a substantial three bedroom property over two floors offering c1100 sq ft of accommodation.

The property has just undergone external decoration and is available chain free with vacant possession.

Internally the accommodation comprises an inviting hallway with cloakroom, kitchen/breakfast room being open to the spacious lounge/diner with French Doors to the rear patio. To the first floor are 3 bedrooms with an en-suite shower room to the master and family bathroom servicing the other 2 bedrooms.

Included in the ground rent are 2 golf passes and an additional 2 leisure only passes (owner usage only)
To arrange a viewing, call Alan Hawkins Property Sales on 01793 840222



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 from 2007

Management Fee

Electric: Mains

Gas: None

Water: mains

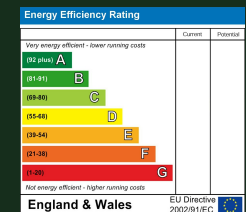
Drainage: Private Shared Septic Tank.

Service Charge Applies -

Maintenance Charges £2161.54 p/a

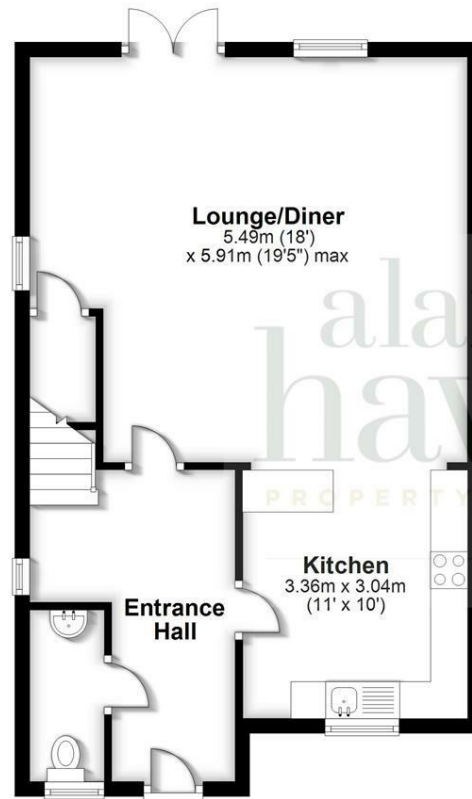
**Ground Rent £2680 p/a (includes Golf and
leisure passes)**

**Energy Efficiency Rating
(England & Wales)**



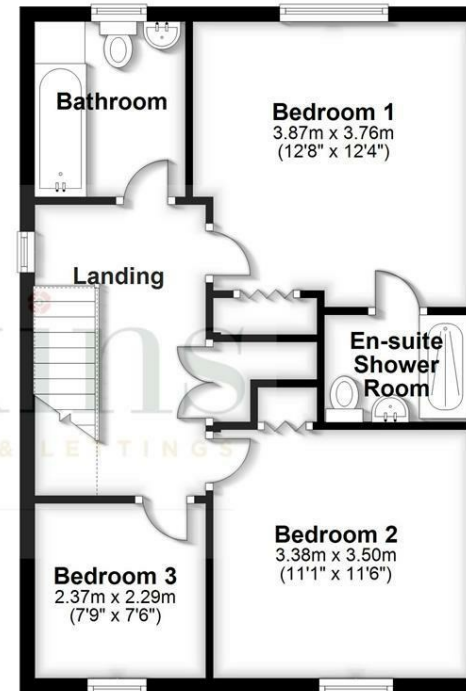
Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
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