



17 Templars Firs, Royal Wootton Bassett, SN4 7EN



- 3 Bedroom End of Terrace
- DOUBLE GARAGE
- Large Plot
- Extended
- Updating Required
- Replacement uPVC Double Glazing
- Parking for Several Vehicles
- Gas Central Heating





# 17 Templars Firs, Royal Wootton Bassett, SN4 7EN

£269,950

An EXTENDED 3 bedroom end of terrace with DOUBLE GARAGE and occupying a very generous plot situated in this established cul-de-sac location. Benefiting from a generous frontage with parking for several vehicles, this particular property offers excellent scope for improvement which currently comprises a porch and entrance hall, living room, inner dining room, utility room and a kitchen/breakfast room extension to the rear. To the first floor are three bedrooms and a modern bathroom. Further benefits include an external WC, (which could be incorporated into the accommodation) replacement uPVC double glazing and gas central heating via a 'Worcester' combination boiler (installed 2014)

Contact Alan Hawkins Property Sales to arrange a viewing.

## Entrance Porch

uPVC front entrance door with side panelled window gives access to the Entrance Porch with skimmed and coved ceiling, pendant light, tiled flooring, a glazed door then gives access to the Entrance Hall

## Entrance Hall

Coved ceiling, three-way ceiling light, opaque double glazed window to the side elevation, single radiator, carpet, a carpeted staircase with a 90 degree return to the first floor landing, louvre door to an under-stairs cupboard.

## Living Room

**14'1 into bay x 11'6 (4.29m into bay x 3.51m)**

Panelled door, coving, pendant light, uPVC double glazed window to the front elevation, double radiator, carpet, gas flame fire standing on a tiled hearth with red brick surround, television point,

From the Entrance Hall a panelled door leads through to the dining area.

## Dining Room

**10'3 x 10' (3.12m x 3.05m)**

Pendant light, carpet, double radiator. Door to:

## Utility Room

**8'11 x 4'5 (2.72m x 1.35m)**

Panelled door, pendant light, 'Belfast' sink, tiled splashback, tiled flooring, single radiator, consumer trip switch unit, electric meter.

## Open plan Kitchen/dining room

Glazed panelled door, dining room with skimmed ceiling and coving, ceiling light, uPVC large French doors to the rear garden, double radiator, carpet, cable television point (subject to contract), open archway through to the

## Kitchen

**6'10 x 9'9 (2.08m x 2.97m)**

Matching wall and base units under post formed work surface with a stainless steel sink with drainer to the side, integrated oven, four ring halogen hob with cooker hood over, tiled splashback, uPVC double glazed window to the rear elevation, tiled flooring.

## First Floor Landing

A carpeted staircase leads to the first floor landing, uPVC double glazed window to the side elevation, fitted carpet.

## Bedroom One

**14'1 x 10' (4.29m x 3.05m)**

Panelled door, four-way track spotlight, uPVC double glazed window to the rear elevation, single radiator, wood laminate flooring.

## Bedroom Two

**11'1 x 10'3 (3.38m x 3.12m)**

Skimmed and coved ceiling, uPVC double glazed window to the front elevation, carpet, double radiator, bi-fold door to two built-in wardrobes.

## Bedroom Three

**8' x 7'8 (2.44m x 2.34m)**

Panelled door, skimmed ceiling, uPVC double glazed window to the front elevation, wood laminate flooring, telephone point, single radiator, four-way track spotlight.

## Bathroom

Panelled door to a modern bathroom with skimmed ceiling, three recessed down-lighters, extractor fan, bath/shower with electric shower over, glass shower screen, pedestal wash hand basin, close coupled w.c., fully tiled surround, tiled flooring, chrome heated towel rail.

From the Dining Room there is a partially glazed panelled door to the side elevation with a door to an external w.c.

#### **External w.c.**

uPVC opaque double glazed window to the side, wash hand basin, close coupled w.c. , tiled flooring.

#### **Double Garage**

**20'10 x 17'2 (6.35m x 5.23m)**

Two up and over doors to the front. Personal door to side. Window to rear. Power and lighting. Eaves storage over.

#### **Outside**

Gated access to side.

Garden with a westerly aspect to the rear with a sun patio to the immediate rear, bird aeries, garden laid to lawn, enclosed by panel fencing and a well manicured hedgerow, greenhouse and a large sunken carp pond with pergola over, patio surround, outside lighting.

To the front: driveway parking for several vehicles. Front garden is laid to lawn and enclosed by low level panel fencing and brick walling.

#### **Viewings**

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

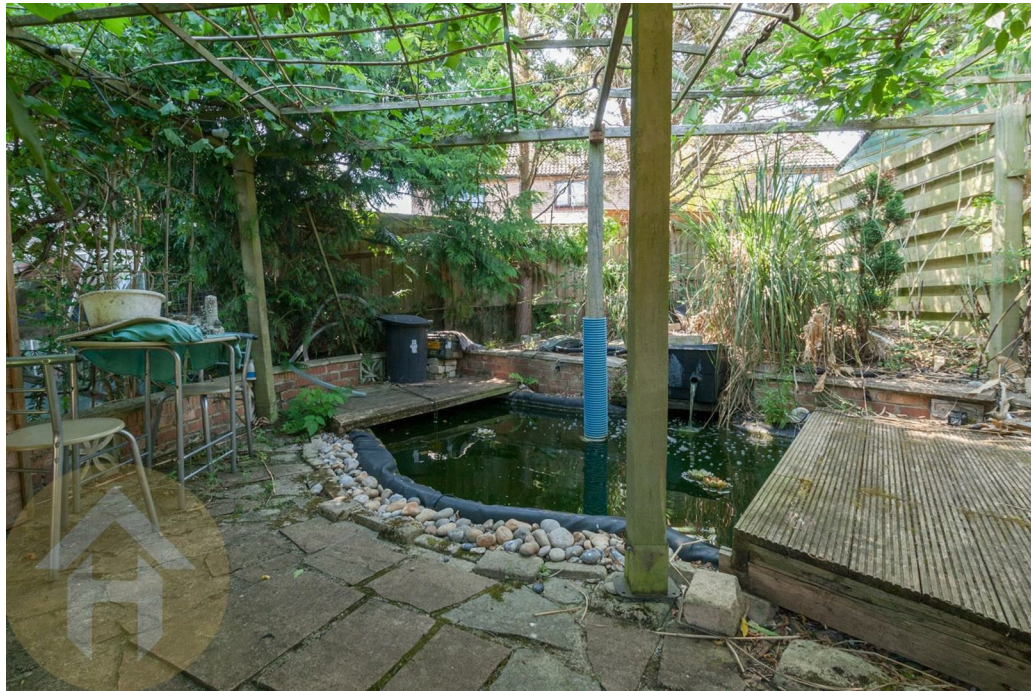
#### **Council Tax - Wiltshire Council**

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





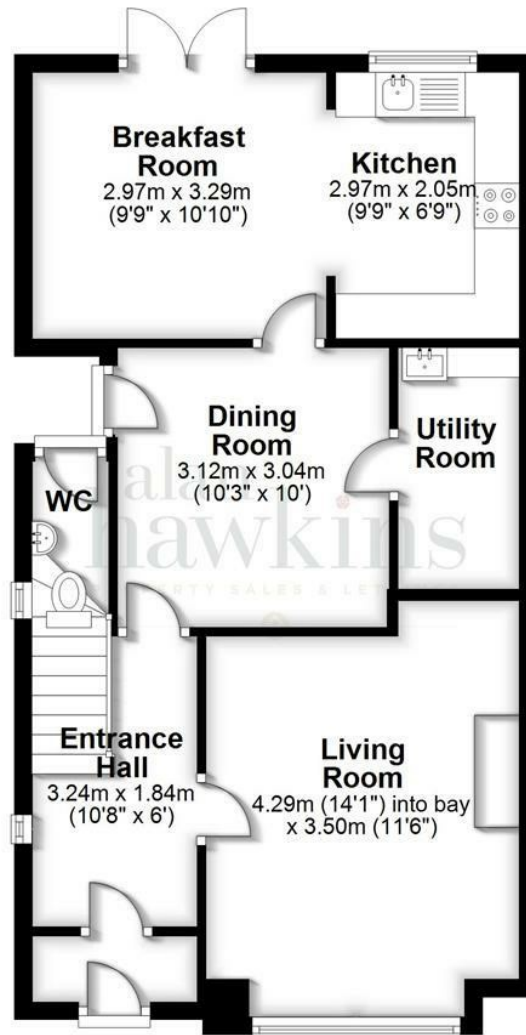






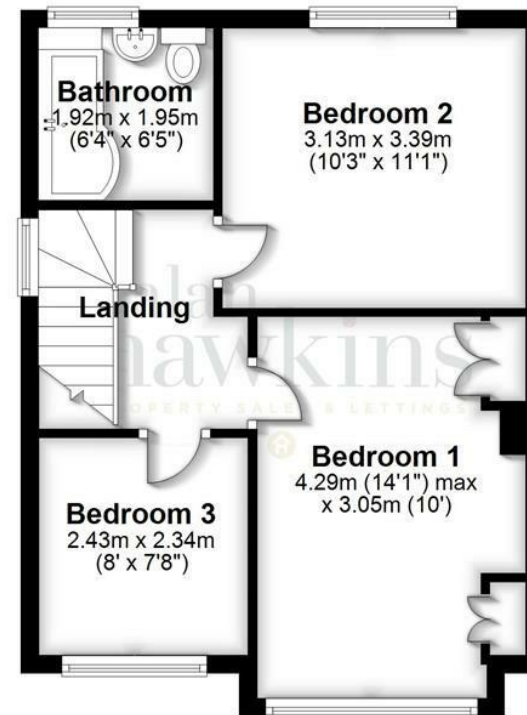
## Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 94.7 sq. metres (1019.8 sq. feet)

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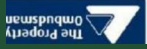


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