

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
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6 Buxton Way, Royal Wootton Bassett, SN4 8JB

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£199,995

A rare opportunity to acquire this larger than average DETACHED FREEHOLD coach house with REAR GARDEN, garage and allocated parking tucked away and conveniently located within a short walk of Royal Wootton Bassett's High Street. The spacious accommodation, spread over 700sq ft comprises an entrance hall with internal access to the garage with up and over door, power and lighting, and access through to the rear garden. A staircase to the first floor landing leads to an open plan kitchen/diner/living room with Juliet balcony, 2 double bedrooms and a bathroom. The private rear garden is fully enclosed and non overlooked with side gated access to the front, wrapping around to the side of the property, mainly laid to lawn with a patio seating area. To the front is a small and relatively private blocked paved drive with allocated parking for one vehicle in front of the garage. Further attributes include uPVC double glazing, gas radiator central heating and the remainder of a 10 year NHBC warranty. Contact Alan Hawkins Property Sales on 01793 840222 to arrange a viewing.

Front entrance door to the

Entrance Hall

Fitted carpet. Skimmed ceiling. Recessed spot light. Double panelled radiator. Carpeted staircase to the first floor landing. Telephone point. Door access through to the garage.

Garage

18'10 x 8'7 (5.74m x 2.62m)

Concrete flooring. Skimmed ceiling. Pendant light. Up and over door. Power. Opening through to the rear.

Rear Porch

Skimmed ceiling. Recessed light. Door to under stair storage with pendant light. Door to the rear garden.

First Floor Landing

Fitted carpet. Velux window. Single pendant light. Loft hatch to the loft storage area. Door to airing cupboard housing the 'Logic' combi boiler. Door to

Bedroom Two

14'4 max x 8'8 (4.37m max x 2.64m)

Fitted carpet. Skimmed ceiling. Velux window. Single pendant light. Single panelled radiator.

Bedroom One

13'5 x 9'10 (4.09m x 3.00m)

Fitted carpet. Skimmed ceiling. Single pendant light. Double panelled radiator. uPVC double glazed French doors with a 'Juliette' balcony to the front.

Bathroom

7'3 x 6 (2.21m x 1.83m)

Vinyl flooring. Skimmed ceiling. Single pendant light. Extractor fan. Obscure uPVC double glazed window to the front elevation. Single panelled radiator. Pedestal wash hand basin. Close coupled w.c. Bath with plumbed shower over, fully tiled splash back surround and glazed panelled screen.

Open Plan Living Room/Dining Room/Kitchen

18'9 x 17'8 (5.72m x 5.38m)

Living Room/Dining Area

Fitted carpet. Skimmed ceiling. Two pendant lights. Two double panelled radiators. TV point. 'Sky' point subject to contract. uPVC double glazed French doors to the front with 'Juliette' balcony.

Kitchen Area

Open plan with vinyl flooring. Skimmed ceiling. Strip of four spotlights. uPVC double glazed window to the front elevation. Rolled top work surfaces with integrated stainless steel sink with one and half bowl and side drainer. Integrated four ring gas hob with splash back. Extractor fan over with integrated oven. Space and plumbing for washing machine. Space for upright fridge/freezer. Four single cupboards. Set of drawer units. Three wall units.

Outside To The Front

Communal block paved parking area with allocated parking for one vehicle.

Rear Garden

Fully enclosed mainly laid to lawn. Stone gravelled area. Patio seating area. Garden wraps around the side of the property with gated access to the front.

Viewings

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

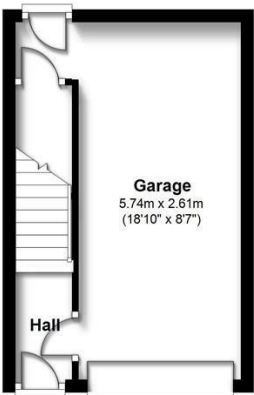
Council Tax - Wiltshire Council

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

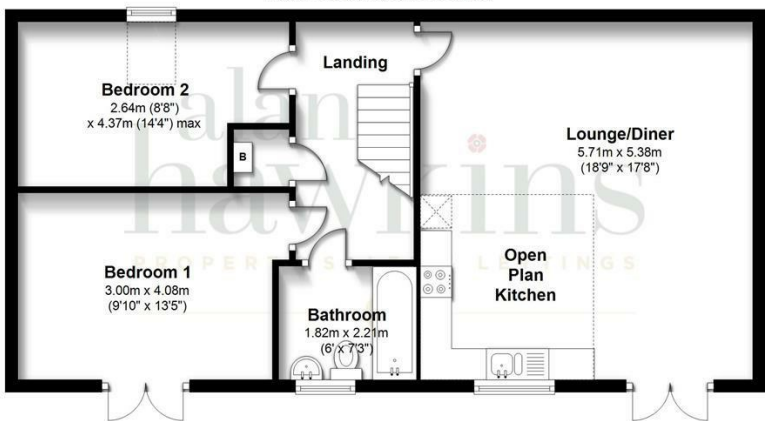
Royal Wootton Bassett

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.

Ground Floor
Approx. 20.7 sq. metres (223.3 sq. feet)



First Floor
Approx. 67.8 sq. metres (730.0 sq. feet)



Total area: approx. 88.6 sq. metres (953.3 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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