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PROPERTY SALES & LETTINGS
149 High Street, Royal Wootton Bassett, SN4 7AB

Grade II Listed Period Town House
** STAR BUY **
Rear Courtyard Garden With Bar
Basement Living Area
Generous Loft Room
En-Suite To Master Bedroom
Kitchen/Breakfast Room
Utility Room
Unrestricted High Street Parking (unallocated)
** CHAIN FREE **
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Offers over £375,000

**Reduced for Quick Sale ** No Onward Chain **

A wonderful grade II listed period town house with BASEMENT LIVING situated in a prime High Street location right in the heart of this bustling and historic market town of Royal Wootton Bassett, offering a wealth of shops, businesses and schools and all within walking distance of this imposing property.

This property offers versatile living accommodation with the ground floor providing a spacious entrance hallway which in turn leads to a generous living room with fireplace, a kitchen/breakfast room complete with central island, utility room and a rear lobby.

Via the entrance hallway, open the under stairs door to reveal further living accommodation in the basement, perfect for the kids to have their own ventilated "apartment" complete with shower room, store room, separate bedroom area and living room.

The first floor offers a family bathroom and two impressive bedrooms with bedroom one having built in wardrobe, en-suite shower room and a beautiful view of the church opposite.

The loft room provides a 22ft third bedroom with eve storage space including an access door through to a large loft storage area over bedroom two.

There is a low maintenance rear courtyard garden big enough to entertain friends and family in comfort, whilst enjoying a few drinks on an evening from your very own bar.

Further benefits include gas central heating and non allocated, unrestricted high street parking to the immediate front.

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

Viewings

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

Royal Wootton Bassett

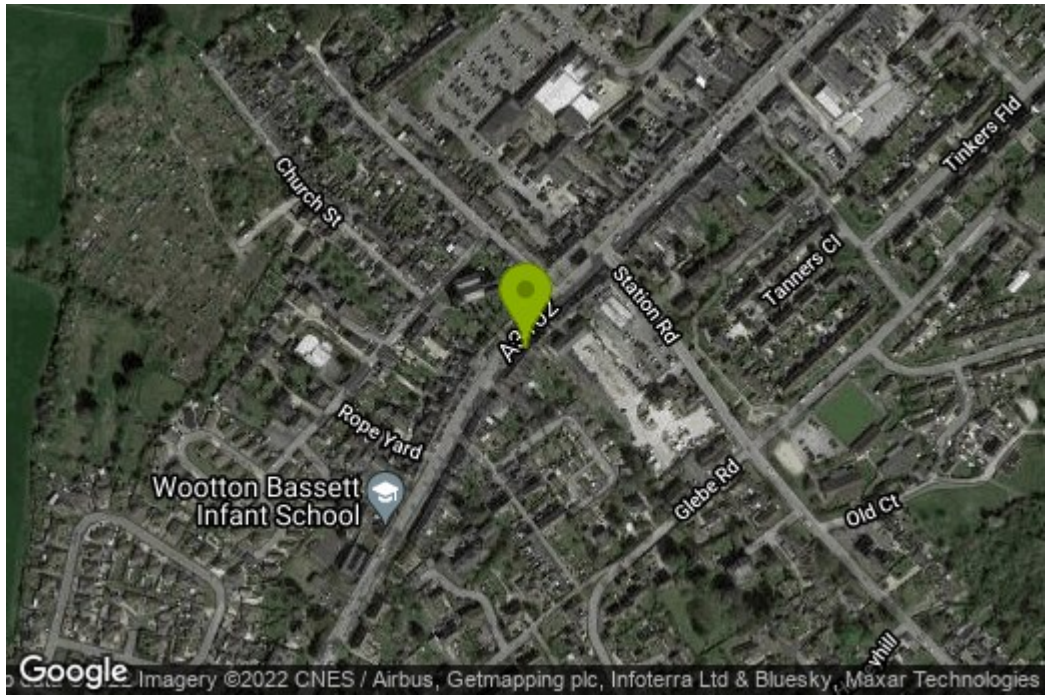
Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town 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.

Council Tax - Wiltshire Council

Tax Band 'D' - £2,111.37

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



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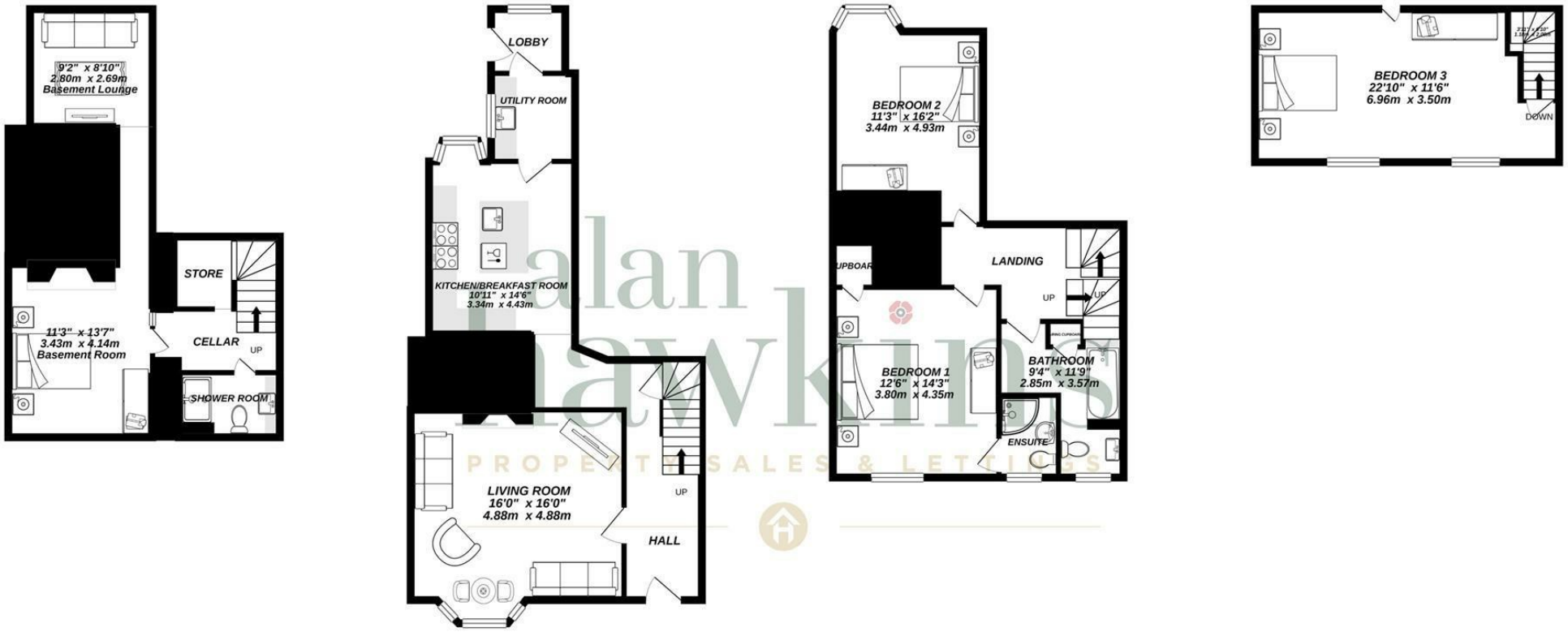
CELLAR
353 sq.ft. (32.8 sq.m.) approx.

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.

ATTIC ROOM
262 sq.ft. (24.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1736 sq.ft. (161.3 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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Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

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