



Baileys Mead, Royal Wootton Bassett, SN4 8LH

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PROPERTY SALES & LETTINGS



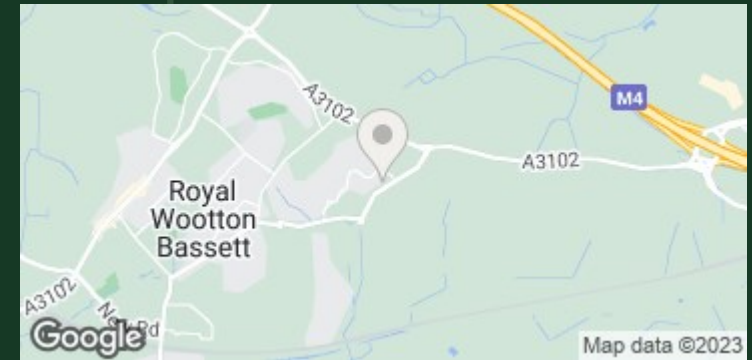


- No Onward Chain
- Far Reaching Views
- Two Reception Rooms
- Private Rear Garden
- Potential To Extend STPP
- Three Double Bedroom Detached
- Attached Garage
- Master Bedroom With En-Suite
- South Facing Garden

# 10 Baileys Mead Royal Wootton Bassett, SN4 8LH

**Offers in excess of  
£375 000**

For sale with NO ONWARD CHAIN is this THREE DOUBLE BEDROOM detached family home with EN-SUITE SHOWER ROOM, non overlooked SOUTH FACING REAR GARDEN and an attached garage providing excellent scope to extend subject to all the necessary planning permission requirements. The property internally comprises a spacious entrance hallway with cloakroom, kitchen/breakfast room with side door access, dining room behind the kitchen providing scope to open up and create an open plan kitchen/diner and a living room with feature fireplace. Upstairs and to the first floor is a family bathroom and three good size double bedrooms all with built in wardrobes, bedroom one enjoying a feature bay window and en-suite shower room and bedrooms two and three to the rear benefiting the far reaching viewing. Further benefits include uPVC double glazing and gas radiator central heating. For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## 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

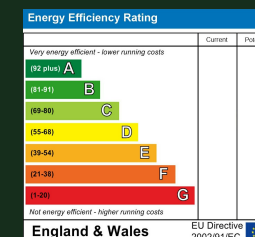
## Tenure

Freehold

## Management Fee

Not Applicable.

## Energy Efficiency Rating (England & Wales)







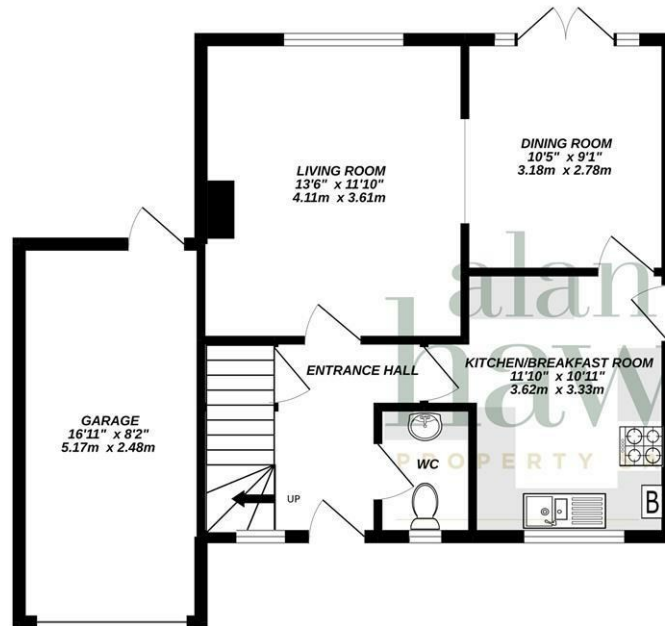




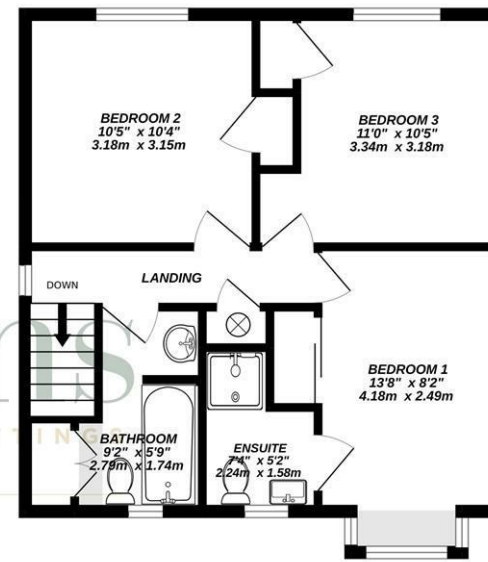




GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



### THREE BEDROOM DETACHED

TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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