



18 Blain Place, Royal Wootton Bassett, SN4 8FP

- 3 Bedroom Semi-Detached
- Garage + Parking
- 42 ft South Facing Garden
- Kitchen/Diner
- Full Integrated Appliances
- Dual Aspect Lounge with French Doors
- En-Suite Main Bedroom
- Modern Family Bathroom
- Cloakroom
- ** EARLY VIEWING A MUST **



18 Blain Place, Royal Wootton Bassett, SN4 8FP

Offers over £300,000

A surprisingly spacious 3 bedroom semi-detached house with GARAGE + parking and landscaped SOUTH FACING rear garden situated on this popular Taylor Wimpey constructed development in the heart of Royal Wootton Bassett.

Internally the accommodation comprises a kitchen/diner with full integrated appliances, a cloakroom, a dual aspect living room with French Doors to the rear South facing garden, a spacious landing, three good bedrooms with built-in wardrobes to two of the bedrooms, and an en-suite shower room and family bathroom. To the outside is a driveway and garage with eaves storage over and personal door and side gated access to the low maintenance rear garden which measures a generous 42 ft in length.

Further attributes includes quality 'Amtico' flooring to the ground floor, the inclusion of wood-slat blinds, gas central heating via a combination boiler and the remainder of the 10yr NHBC warranty. All in-all, a beautiful home in a desirable location that that must be viewed. Call Alan Hawkins Property Sales today to arrange a viewing.

Council Tax - Wiltshire Council

Tax Band 'D' For year 2022/23 = £2175.48

Tenure

Freehold

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

Viewings

Viewing: By appointment through Alan Hawkins Property Sales.

Tel: 01793 840222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

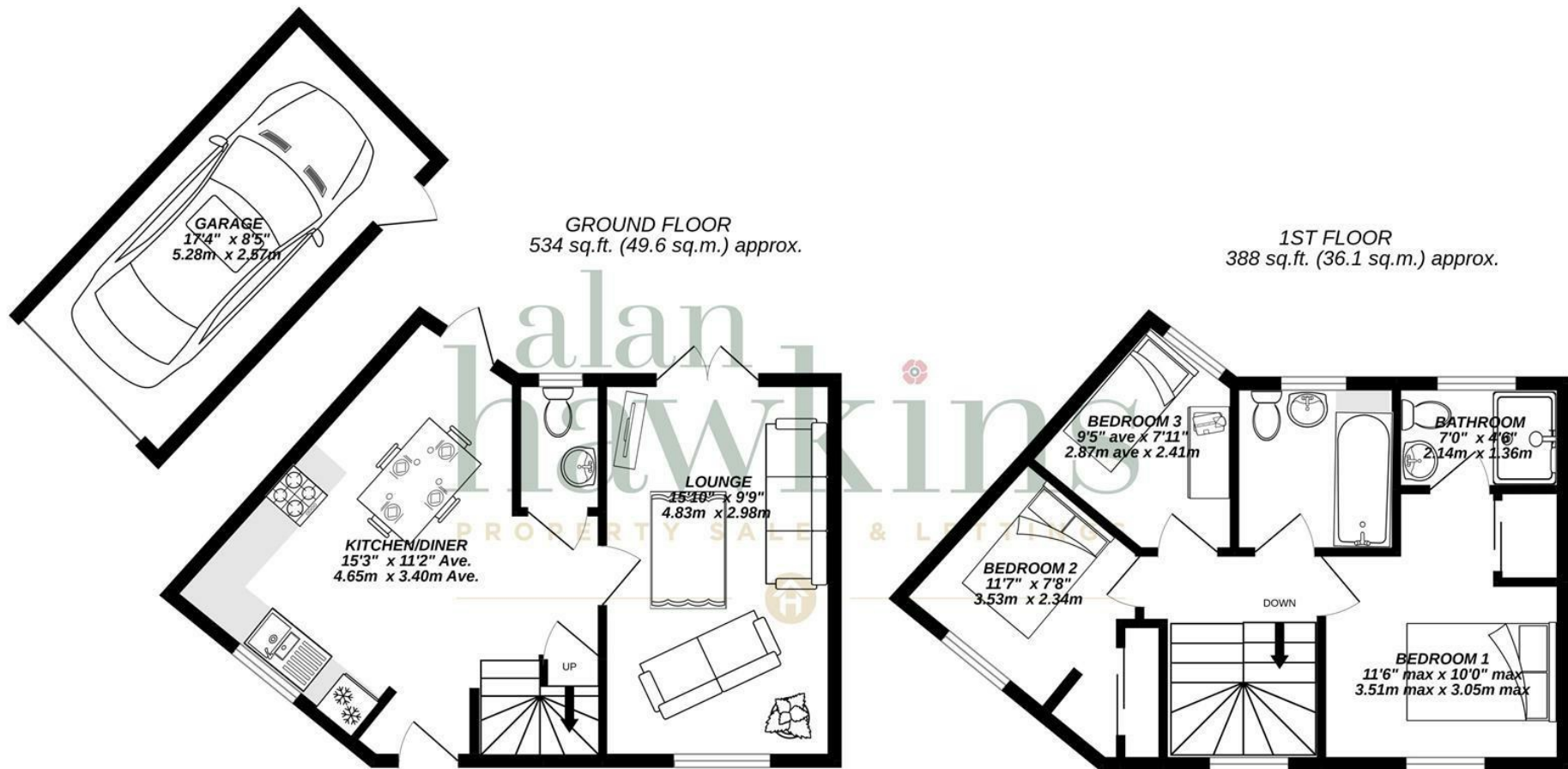
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC











TOTAL FLOOR AREA : 922 sq.ft. (85.6 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



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

