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PROPERTY SALES & LETTINGS



4 The Barton, Royal Wootton Bassett, SN4 7BG



- 2 Bedroom Cottage
- Two Reception Rooms
- Modern Kitchen with Oven & Hob
- uPVC Double Glazing
- Gas Central Heating
- Newly Installed Front Door
- No Onward Chain
- Close to High Street





# 4 The Barton, Royal Wootton Bassett, SN4 7BG

£179,950

A charming 2 bedroom cottage situated in a little backwater located just yards from the main high street being offered free of chain. This particular terraced cottage offers a front storm porch, living room with a feature fireplace, separate dining room, galley kitchen with built in oven&hob, inner lobby with a utility cupboard, ground floor bathroom and side porch. A newly carpeted staircase leads to the first floor with two bedrooms, with bedroom one being to the front enjoying some far viewing views. Additional benefits include a rear court yard garden, brand new front door, uPVC double glazing and gas central heating via a combination boiler. Parking provisions are just a short walk way (subject to a parking permit) Call Alan Hawkins Property Sales to arrange a viewing.

New uPVC entrance door give access to the Lounge.

## Lounge

**11'9 x 11'2 (3.58m x 3.40m)**

Skimmed coved ceiling. Pendant light. uPVC replacement double glazed window to the front elevation with roman blinds. Double radiator. Wood laminate flooring. Feature fireplace with an electric coal effect fire standing on a tiled hearth with timber fire surround. Panelled door to the dining room.

## Dining Room

**8'6 x 7'7 (2.59m x 2.31m)**

Skimmed ceiling. Pendant light. uPVC replacement double glazed window to the rear elevation with roman blinds. Wood panelling to the wall. Newly carpeted staircase to the first floor landing. Open doorway through to the kitchen.

## Kitchen

**7'8 x 6'9 (2.34m x 2.06m)**

Skimmed ceiling. Four way track spot light. uPVC double glazed window to the side elevation. Light wood grain effect matching wall and base units under a roll top contrasting work surface with inset stainless steel sink with drainer to the side and double cupboard under. Further base units comprise two singles. Wall mounted 'Gloworm' boiler supplying the domestic hot water and central heating. Further work surface with inset four ring 'Belling' halogen hob with 'Indesit' electric oven under, cooker hood over. Two double base units, two double wall units. Wall mounted consumer trip switch unit. Tiled flooring. Tiled splash backs. Open doorway to an inner lobby.

## Inner Lobby

Skimmed ceiling. Ceiling light. Single radiator. Tiled flooring. Door to a utility cupboard

with shelving and space and plumbing for a washing machine. Space for a tumble dryer. Panelled door to bathroom.

## Bathroom

**6'9 x 4'7 (2.06m x 1.40m)**

Skimmed ceiling. Ceiling light. uPVC opaque double glazed window to the side elevation. Panelled bath with shower mixer tap, low level WC, wash hand basin. Tiled flooring. Single radiator. Tiled surrounds.

From the inner lobby, partially glazed timber door to a side porch with an obscure french door to a rear garden lobby with a further glazed uPVC door to rear garden.

Carpeted staircase to the first floor landing.

## First Floor Landing

Loft hatch to a loft storage space. Wood panelling to walls. Panelled door to bedroom one.

## Bedroom One

**11'2 x 10'10 (3.40m x 3.30m)**

Skimmed ceiling. Ceiling light. uPVC replacement double glazed window to the front elevation with some views. Single radiator. Wood laminate flooring. Cast iron Victorian style feature fireplace.

## Bedroom Two

**8'5 x 8'3 (2.57m x 2.51m)**

Skimmed ceiling. Pendant light. uPVC top hung double glazed window to the rear elevation. Single radiator. Wood laminate flooring.

Rear Garden

Southerly aspect. Patio, small area laid to artificial turf. Outside WC/storage enclosed by low level walling. Stone walling to rear.

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

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		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

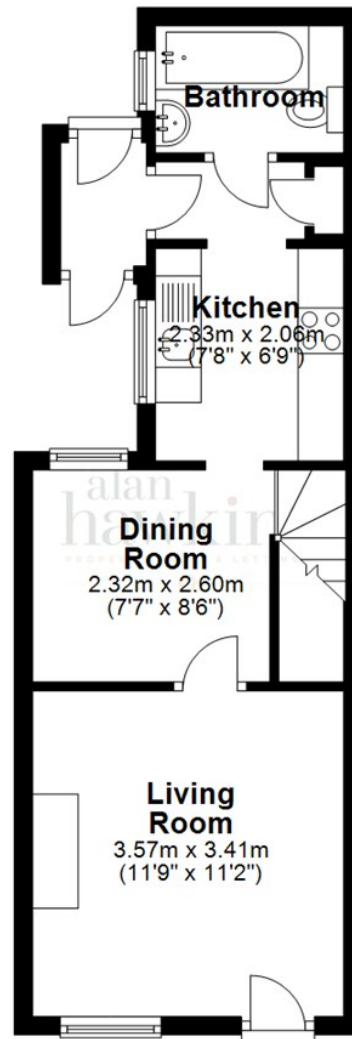






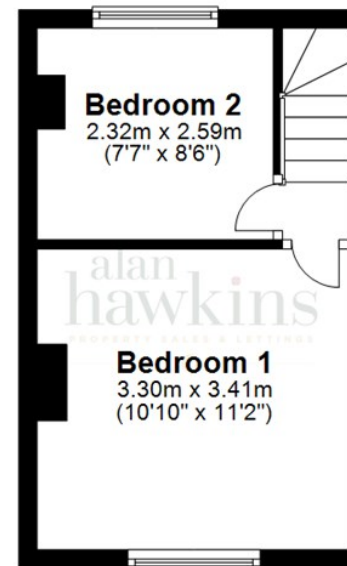
## Ground Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



## First Floor

Approx. 19.5 sq. metres (210.0 sq. feet)



Total area: approx. 51.4 sq. metres (553.1 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. Plan produced using PlanUp.

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