



alan
hawkins

Woodshaw Mead, Royal Wootton Bassett, SN4 8RB

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Middle Terraced
- Garage Nearby
- First Floor Bathroom
- uPVC Double Glazing
- Two Bedrooms House
- Off Road Parking
- Separate Kitchen
- Gas Central Heating

20 Woodshaw Mead Royal Wootton Bassett, SN4 8RB

£220,000

Tucked away at the end of a small cul-de-sac on the edge of the sought-after Woodshaw development in Royal Wootton Bassett, this well-positioned two-bedroom mid-town house offers a fantastic opportunity for first-time buyers or investors alike.

Built by Bradley Homes around 1980, the property benefits from a southerly facing rear garden and far-reaching countryside views.

The accommodation comprises an entrance hallway leading into a comfortable living room with door to the rear garden and a separate kitchen to the front. Upstairs, there are two good-sized bedrooms, with the principal

bedroom enjoying lovely open views. A well-maintained bathroom completes the first-floor layout.

Outside, the rear garden is fully enclosed, enjoys a sunny southerly aspect, and is not directly overlooked, offering a good degree of privacy. To the front, there is off-road parking for one vehicle, and a garage is located in a nearby block.

Offered with no onward chain, this is a great chance to secure a well-located home in a popular residential area. Early viewing is highly recommended.



Viewings

By appointment through Alan Hawkins
Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93
For information on tax banding and rates,
please call Wiltshire Council

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

**Internet - Up to 1600* Mbps available
download speed**

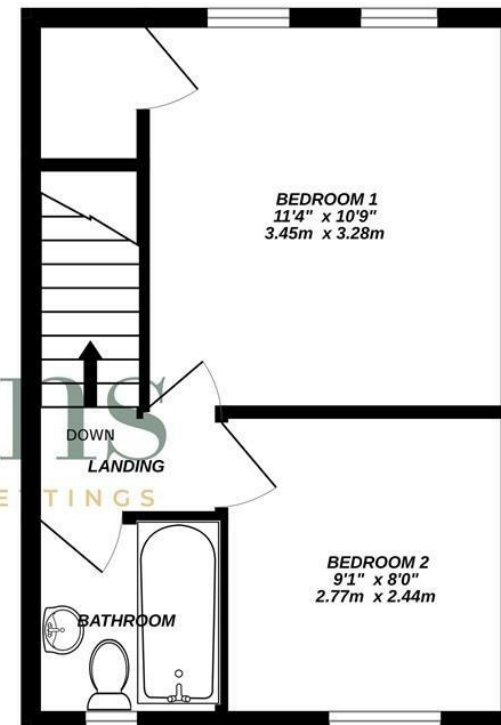
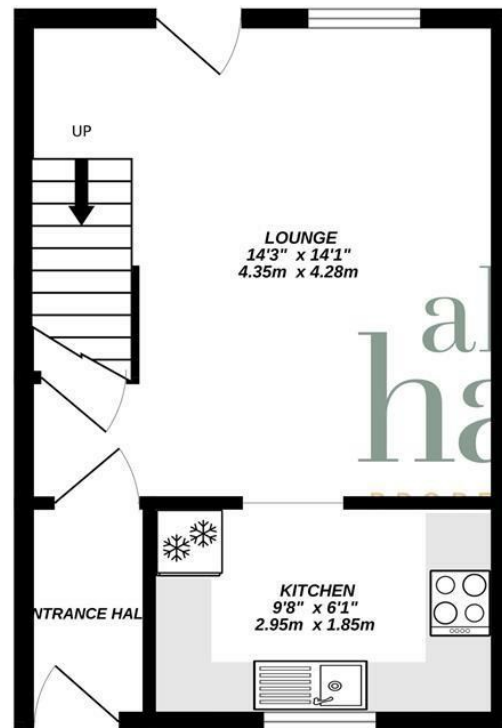
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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



GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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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