



alan
hawkins

Farne Way, Royal Wootton Bassett, SN4 8LX

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



- Rare To The Market
- Two Bedrooms
- Conservatory
- Long Lease
- Viewing Highly Recommended!

- Ground Floor Maisonette
- Front & Rear Garden
- Allocated Parking
- Very Low Fees

35 Farne Way Royal Wootton Bassett, SN4 8LX

Guide price £199,995

A rare to the market, two bedroom GROUND FLOOR maisonette with FRONT & REAR GARDENS as well as a useful CONSERVATORY situated at the head of a cul-de-sac location on the fringes of the popular and established development of Woodshaw in Royal Wootton Bassett.

The accommodation comprises a private front entrance porch living/dining room, a separate kitchen with door to the conservatory and rear garden, bathroom and two good size bedrooms.

Outside, the home benefits a mature frontage and a full enclosed terrace garden with rear gated access through to the parking.

Further attributes include uPVC double glazing, gas radiator central heating via a combination boiler, the remainder of a 999 year lease, very low ground rent of £25 per annum and £0 maintenance fees.

To arrange a viewing or for more information, call Alan Hawkins Property Sales on 01793 840222.



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

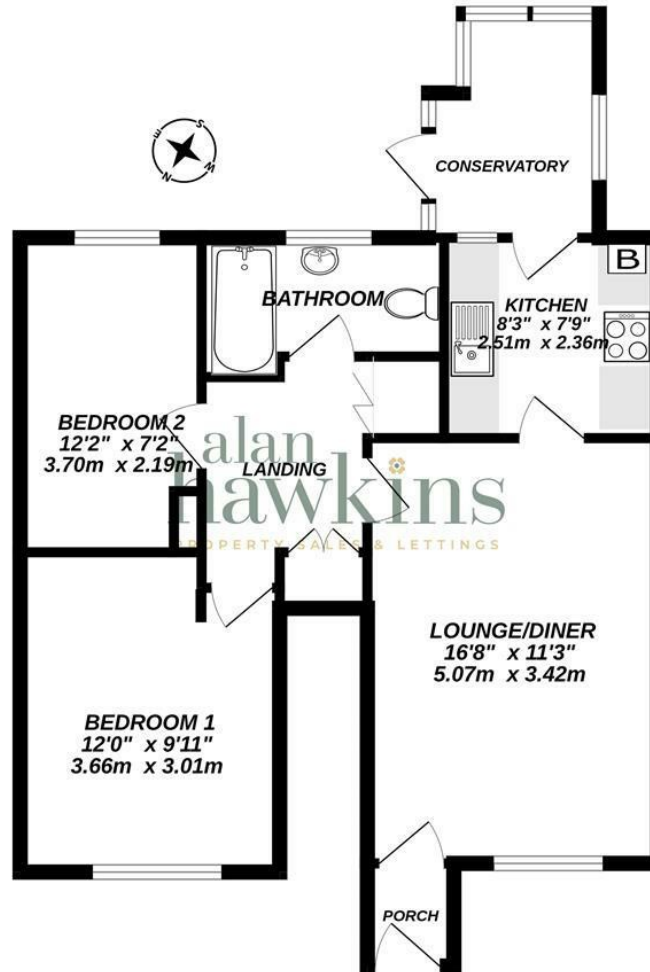
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 1600* Mbps available
download speed

Ground Rent £25 P/A
Service Charge £0
Energy Efficiency Rating (England & Wales)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	76
(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
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 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.
Made with Metropix ©2025