

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



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31 Orchard Mead, Royal Wootton Bassett, SN4 8NF





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Price £135,000

A perfect opportunity to purchase this desirable and rare to the market, well presented FREEHOLD one bedroom back to back starter/investor home situated in a popular cul-de-sac in the Woodshaw development of Royal Wootton Bassett.

This particular property offers an open plan living space, kitchen with a breakfast bar divide with stair access from the lounge to the first floor. The first floor has a generous double bedroom with storage cupboard including a loft storage access, dressing area with double wardrobe and a bathroom.

Further benefits include uPVC double glazing, gas radiator central heating via a combination boiler, front garden and nearby allocated parking. This property also offers an excellent opportunity for an investor with a long standing tenant in situ paying £585pcm. Call to arrange a viewing.

## Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

## 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

## Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

