



72 Blain Place, Royal Wootton Bassett, SN4 8FP

- Four Bedroom Detached
- Three Storey Town House
- Immaculate Throughout!
- Integral Garage
- Low Maintenance Rear Garden
- Kitchen/Diner
- Downstairs W.C
- First Floor Family Bathroom
- En-Suite Shower To Master
- Permanent Green To Front



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£335,000

A pristine four bedroom DETACHED family town house with integral garage pleasantly positioned overlooking a small permanent green on the edge of a popular residential development within Royal Wootton Bassett. This family home offers over 1200sq ft of versatile living accommodation and provides easy access to the local schools, the main High Street, home to an array of local shops and amenities and easy access to J16 of the M4 (c2 miles). The internal accommodation comprises to the ground floor a front entrance hall, cloakroom, kitchen/diner with integrated appliances and French doors to the rear garden. The first floor has a good size living room with 'Juliet' balcony overlooking the rear garden and permanent green behind, a family bathroom with window to the side and bedroom four/study. The second floor has a further three bedrooms with the master being dual aspect and boasting an en-suite shower room. Outside to the front overlooks a private green with driveway parking in front of the garage with up and over door, power and lighting. Additional non-allocated parking is directly opposite and side gated access to the fully enclosed rear garden. Further attributes include gas radiator central heating, uPVC replacement double glazing throughout and the residual of a 10 year NHBC warranty. All-in-all, a delightful, light and spacious property not to be missed. Call us today to arrange a viewing.

Tenants

NB: Tenants are currently in situ on a rolling contract however, the property will be available with vacant possession and with no onward chain.

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

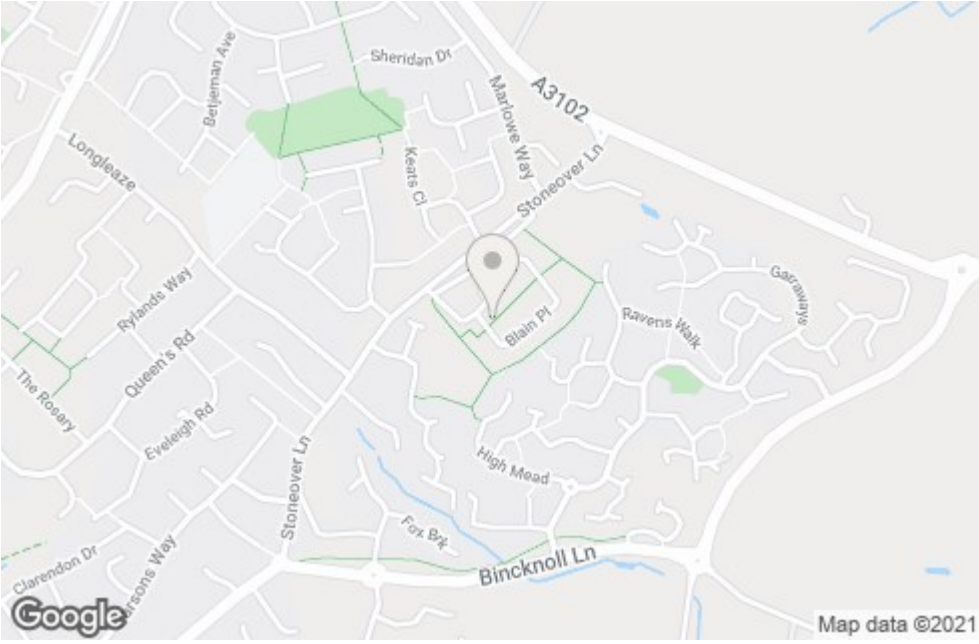
Viewings

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

Royal Wootton Bassett

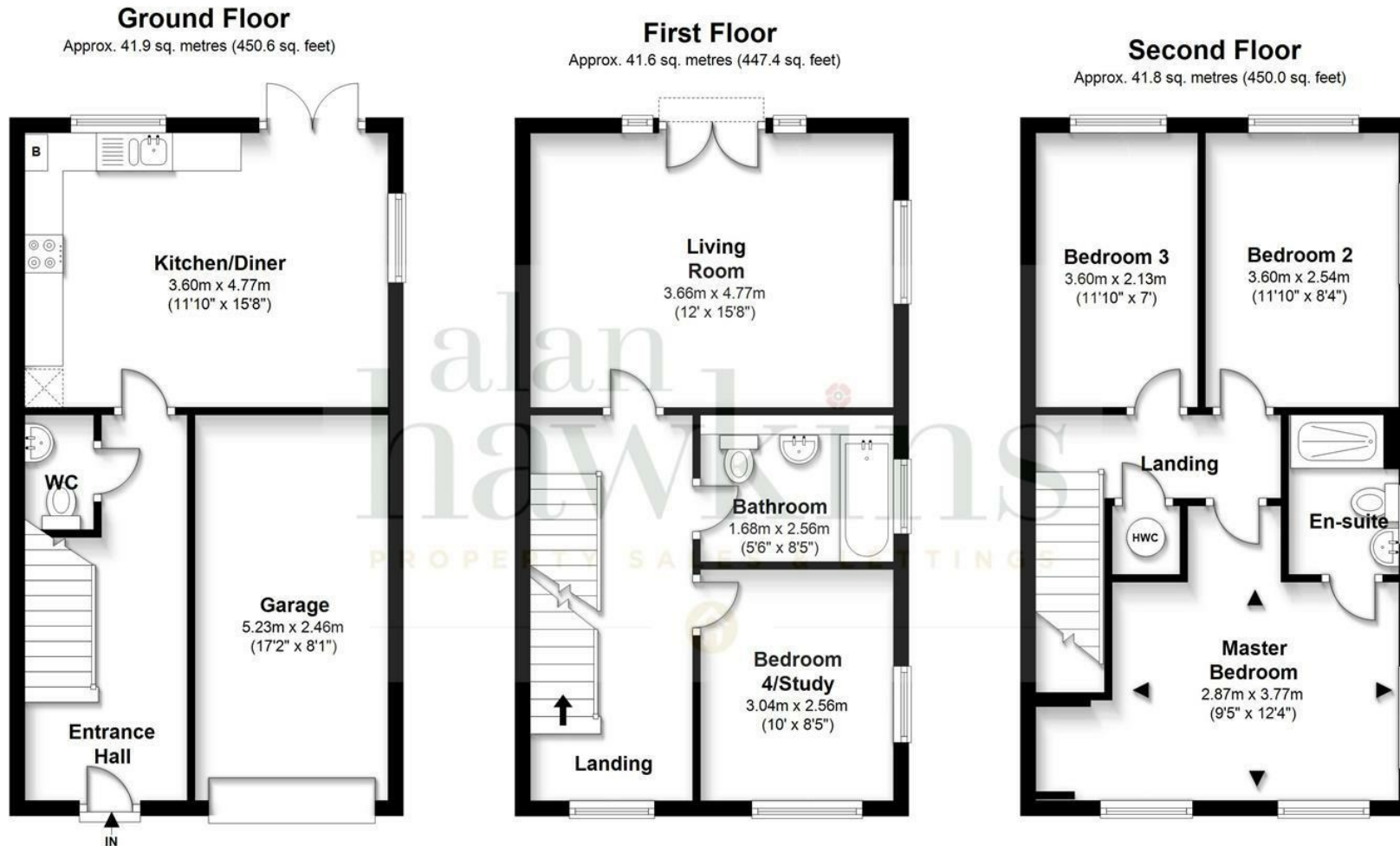
Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town 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.









Total area: approx. 125.2 sq. metres (1348.0 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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alanhawkins.co.uk



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