

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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7 Church Street, Royal Wootton Bassett, SN4 7BQ

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Offers in excess of £200,000

For sale with NO ONWARD CHAIN is this delightful and cosy two bedroom cottage with much character situated in the desirable location of 'Church Street' located just yards behind the Royal Wootton Bassett High Street. This particular property which is accessed via a right of way over the two neighbouring properties occupies an end plot with a lawned front garden which measures a generous 48ft in length. The timber front door with storm porch enters into an inviting and cosy sitting room with the striking inglenook fireplace and beamed ceiling being the dominant features. An inner hallway gives access to a ground floor bathroom and a modern kitchen complete with oven and hob.

A carpeted staircase rises to the first floor with a small landing leading to the two first floor bedrooms.

To the rear is additional courtyard accessed again across the neighbouring properties where an outside storage cupboard can also be found. Further benefits include uPVC double glazing and gas radiator central heating via a combination boiler.

Looking for an investment? A very attractive opportunity with a rental income of £850pcm.

VIEWINGS

By appointment through ALAN HAWKINS ESTATE AGENTS  
Tel: 01793 840222

**Council Tax - Wiltshire Council**  
Tax Band B For year 2022/23 = £1,692.03

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.  
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 Canel.

