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PROPERTY SALES & LETTINGS

**Buxton Way, Royal Wootton Bassett, SN4 8JB**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- FREEHOLD Coach House
- Spacious Kitchen/Diner/Lounge
- uPVC Double Glazing
- Driveway Parking
- Vacant Possession.

- 2 Bedrooms
- Gas Central Heating
- Garage + Understair Storage
- No Onward Chain

# 25 Buxton Way Royal Wootton Bassett, SN4 8JB

**£219,950**

## **\*\*FREEHOLD\*\***

This stunning 2 bedroom freehold coach house, situated in a sought-after residential area, offers a fantastic opportunity for first-time buyers.

Conveniently located within easy reach of Royal Wootton Bassett's many amenities, the property also benefits from excellent transport links, including quick access to Junction 16 of the M4.

Inside, the home boasts an entrance hall with internal access to the garage, landing, bright and spacious open-plan living area, complemented by a well-fitted kitchen that allows for versatile layouts. Two generously sized double bedrooms and a modern

bathroom complete the accommodation.

Further advantages include a garage and additional driveway parking making this an exceptional home that must be viewed to be fully appreciated.

Call us today for more information or to arrange a viewing!



## **Viewings**

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

## **Council Tax: Wiltshire Council**

Tax Band B For year 2024/25 = £1876.03

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## **Management Fee**

Management Fee: £177.25 p/a

Flood Risk: Very Low

Internet Speeds: Up to 1000 mbps

Gas: Mains

Electric: Mains

Water & Waster: Mains

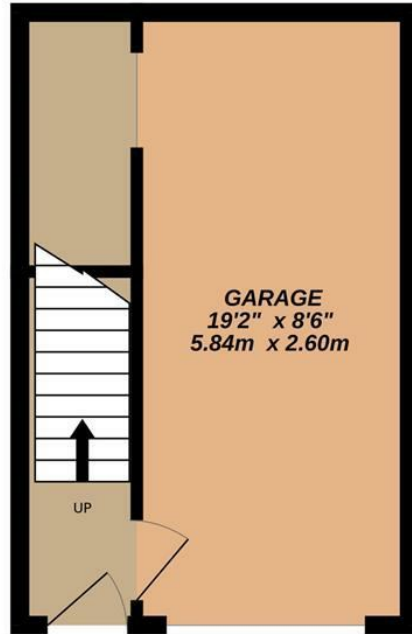


## **Energy Efficiency Rating (England & Wales)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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  
233 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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.

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