



alan
hawkins

Rail Road Lane, Royal Wootton Bassett, SN4 8FS

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- 30% Shared Ownership
- 2 Car Off Road Parking
- Delightful Modern Development
- Mains Gas Central Heating
- 3 Bedroom End of Terrace
- 2021 Construction
- Close to Countryside & Canal Walks.

21 Rail Road Lane

Royal Wootton Bassett, SN4 8FS

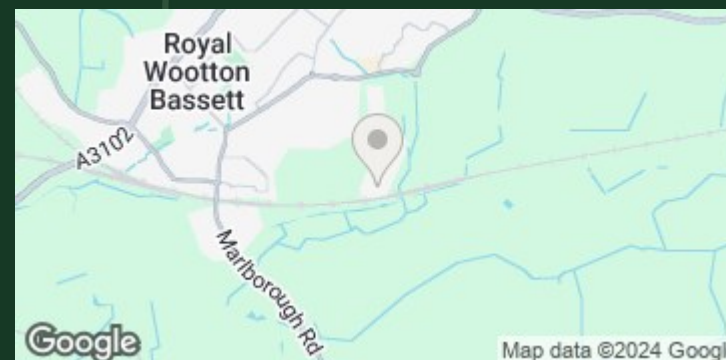
£85,500

A fantastic 3 bedroom end of terraced house offered for sale on the fringes of this modern and desirable development of Woodshaw Meadows, constructed by Messrs Wain Homes.

Offered on a shared ownership basis, the price reflects 30% of full market value with rent payable on the remaining 70%. The location of this attractive property is positioned close to walks along the local Wilts & Berks Canal taking you parallel to the rail line with a play park and Country Park just yards away.

Internally the accommodation comprises an entrance hall, lounge, cloakroom, spacious Kitchen/Diner with French door to the rear garden which is non overlooked and enjoys a North Westerly aspect with a private double length driveway to the rear. To the first Floor are 3 bedrooms and family bathroom. Further attributes include uPVC double glazing, gas radiator central heating.

To Arrange a viewing or for more information, please contact Alan Hawkins property Sales on 01793 840222. NB: Potential Purchasers must be in Housing need and unable to afford to buy a home on the open market with a Household income less than £80,000. Applications will be dealt with on a first come first served basis.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £2144.02
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

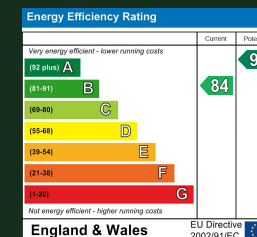
Tenure

Leasehold

Management Fee

70% Share Rent = £495.39 (Reviewed Annually in Line with RPI) *Buildings Insurance included
Service Charge £33 pcm

Energy Efficiency Rating (England & Wales)





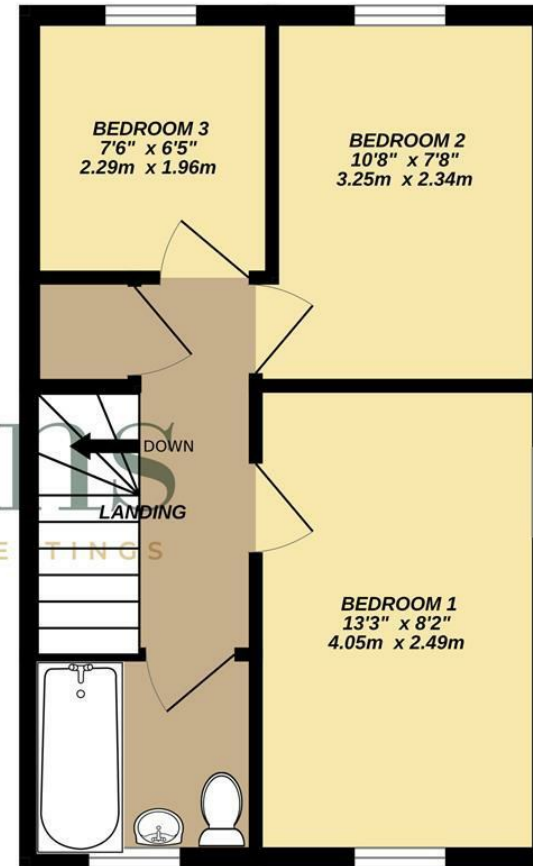
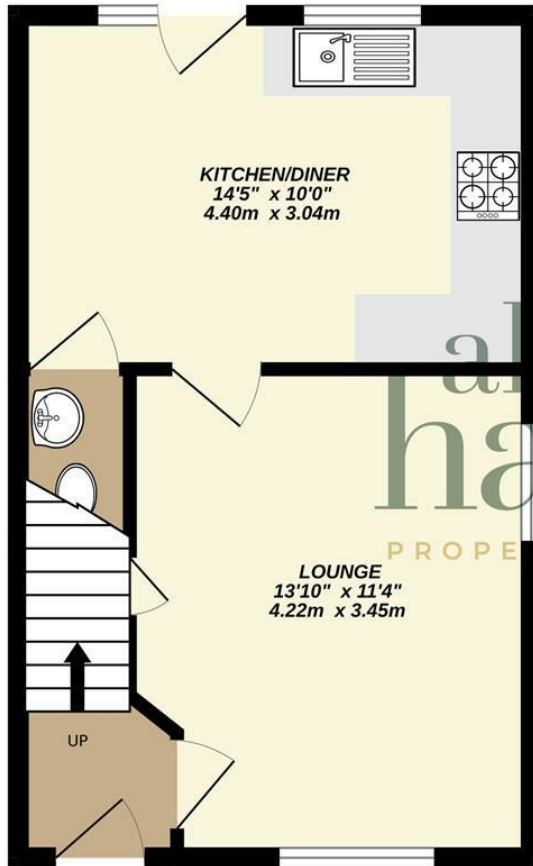




GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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