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PROPERTY SALES & LETTINGS

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The Property Ombudsman

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93 Cloatley Crescent, Royal Wootton Bassett, SN4 7FH

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£145,000

A very well presented and SPACIOUS TWO DOUBLE bedroom first floor apartment pleasantly situated in the popular market town Royal Wootton Bassett being just YARDS FROM COUNTRYSIDE WALKS and the WILTS & BERKS CANAL.

Accessed via a secure communal entrance door to a well maintained, clean and tidy stairwell and hallway, this apartment enjoys a light entrance hallway with large storage cupboard, a triple aspect open plan living room with balcony, kitchen area with integrated oven and hob, a modern bathroom shower over bath, two very generous double bedrooms. Further attributes include uPVC double glazing, gas radiator central heating via a combination boiler. Outside is dedicated parking area with an allocated parking space as well as visitor parking. Viewings are highly recommended on this beautiful home, to arrange a viewing contact our friendly sales team at Alan Hawkins Property Sales.

Communal secure front entrance door through to the communal hallway. Front entrance door to the:

Hallway

Skimmed ceiling. Double glazed sealed unit window to the side elevation. Double radiator. Wood laminate flooring. Double doors to the cloak/ storage cupboard with slatted shelving housing a electric heater and consumer trip switch unit. Wall mounted thermostat and central heating control. Further door to another storage cupboard with hanging space. Panelled door to the

Open Plan Kitchen/Living Room

18'6 x 12'1 (5.64m x 3.68m)

Skimmed ceiling. One pendant light. One ceiling light.
Kitchen area with tiled effect vinyl flooring. Dark wood grain matching wall and base units under a contrasting stone effect post formed work surfaces. Stainless steel sink with drainer to side. Single cupboard under. Appliance space and plumbing for washing machine. Appliance space and plumbing for a slimline dishwasher. Integrated electric 'Electrolux' oven under a four ring gas hob. Stainless steel splash back. Cooker hood over. Space for free standing fridge/freezer. Further base units comprise one drawer unit and a tall storage cupboard housing an ideal gas combination boiler supplying the domestic hot water and central heating. Further wall units comprise four single cupboards, further work surface with double base unit under. Kick board fan heater. Open plan to the:
Living Room Area: Wood effect vinyl flooring. Single radiator. Double doors with a fixed side panelled window to a balcony with cast iron railings and decking. Television point. Satellite point subject to connection.

Bedroom One

15'9 x 9'10 (4.80m x 3.00m)

Skimmed ceiling. Pendant light. uPVC double glazed top hung window. Fitted carpet. Sky point subject to contract. Telephone point. Thermostat control for the central heating. Panelled door to:

Bedroom Two

11'6 x 8'6 (3.51m x 2.59m)

Skimmed ceiling. Pendant light. uPVC double glazed window to the side elevation. Single radiator. Fitted carpet. Telephone point. Panelled door to the:

Bathroom

Skimmed ceiling. Ceiling light. Extractor fan. uPVC double glazed window to the side elevation. White suite comprising panelled bath. Pedestal wash hand basin. Close coupled WC. Plumbed shower over the bath with glass shower screen. Heated towel rail. Tile effect vinyl flooring. Wall mounted vanity light with shaver point.

Outside

Allocated parking. Communal bike store and bin store.

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.

Council Tax - Wiltshire Council

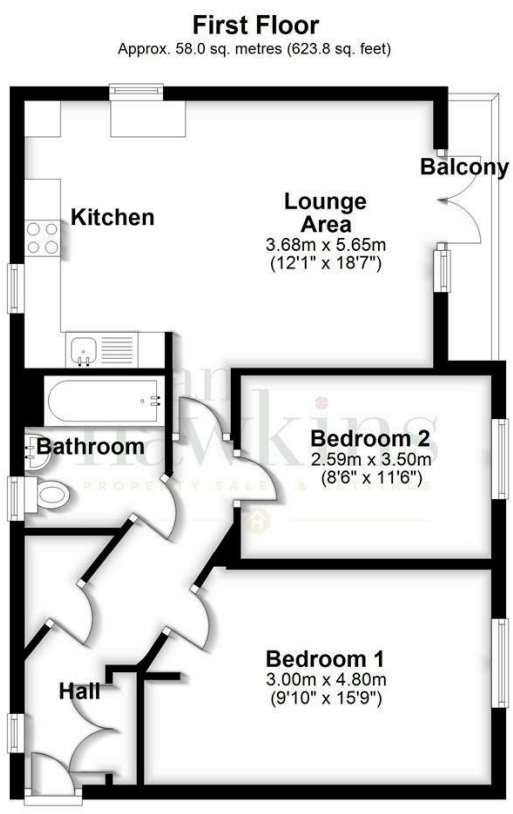
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

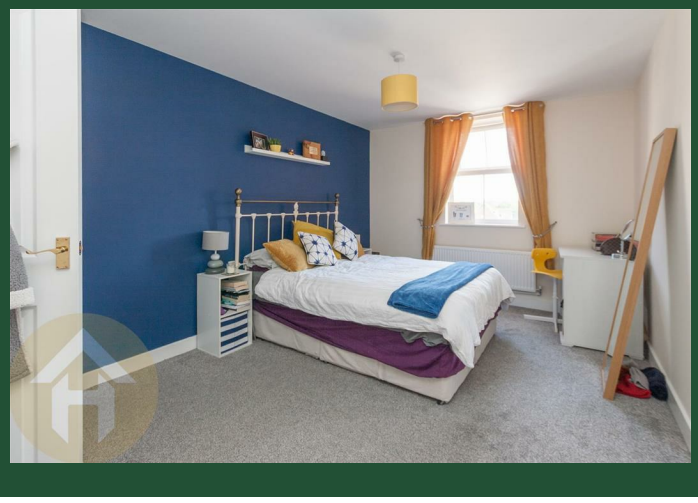
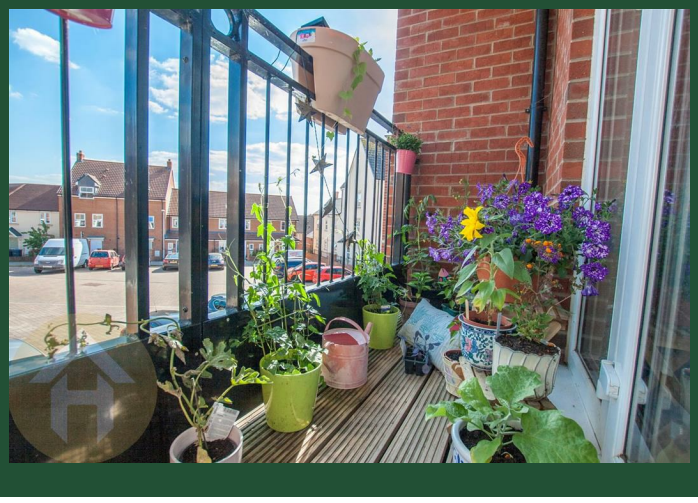
Viewings

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

Tenure

Leasehold. Residual of a 99 year Lease which commenced April 2015.



Total area: approx. 58.0 sq. metres (623.8 sq. feet)

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