



15 Wiltshire Crescent, The Wiltshire Leisure Village, Royal Wootton Bassett, SN4 7PB

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- 3 Bedroom Second home with annual occupancy
 - Brand New Heating System
 - Spacious Open Plan Accommodation
 - Three Bedrooms
 - En-Suite Shower Room
 - Family Bathroom
 - 2 Golf passes + 4 Leisure Passes
 - Immaculately Presented
 - Viewing Highly Recommended

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£199,995

An immaculate three bedroom second home with annual occupancy constructed to the larger three bedroom Avebury design, situated delightfully in the grounds of the Wiltshire Leisure Village with its 27 hole championship golf course being located in the picturesque Wiltshire countryside, just a short drive of historic local landmarks such as Stonehenge, Avebury and the Costwolds. The property itself is made of sustainable timber and incorporates the latest energy saving air-to-water heat exchange central heating which was installed in early 2018 taking advantage of the government-backed Domestic Renewable Heat Incentive, meaning quarterly payments being received over the next 6 years for the new owner. The accommodation is immaculately presented throughout and comprises an inviting hallway, cloakroom with a utility area, a well equipped kitchen comprising integrated appliances and being open plan to the spacious lounge/dining room. The first floor provides three generous bedrooms with wardrobes to the two larger rooms with an en-suite shower room and family bathroom. To the outside there are plentiful communal grassed areas with a private patio to the immediate rear. As part of the lease, membership is granted to the golf course and leisure club situated on your door step by way of two membership to the golf & leisure and a further 2 leisure only passes. This is an idyllic setting for the golfing family to enjoy as a second home or holiday which also provides excellent holiday rental yields. Call today to arrange a viewing.

Front Entrance

Composite front entrance door gives access to the entrance hall. Skimmed coved ceiling. Pendent light. Matwell flooring. Fitted carpet. Double radiator. Carpeted staircase to the first floor landing. Panelled door to a storage cupboard with automatic lighting and shelving. Panelled door to

Cloak Room/Utility Room

7'7 x 2'10 (2.31m x 0.86m)

Skimmed ceiling. Ceiling light. Consumer trip switch unit. Sealed unit double glazed obscure window to the front elevation. Close coupled WC. Vanity wash hand basin. Single radiator. Tiled effect vinyl flooring. Utility cupboard with plumbing and space for washing machine. Space over for tumble dryer with a condenser dryer included. Panelled door to

Kitchen Breakfast Room

11'1 x 10' (3.38m x 3.05m)

Skimmed ceiling. Six recessed down lights. Sealed unit double glazed window to the front elevation. Matching light wood grain effect wall and base units under a contrasting granite effect roll top work surfaces. Inset stainless steel sink with drainer to side. Integrated Whirlpool electric oven. Four ring Lamona halogen hob with tiled splash back. Cooker hood over. Integrated Neff dish washer. Base units comprise three singles, one corner cupboard. Two drawer units. Space for upright fridge/freezer. Matching wall units comprising two doubles and one single. Peninsular breakfast bar area. Double radiator. Tiled flooring. Under pelmet lighting. Large opening to

Lounge/Dining Room

19'6 x 17'11 (5.94m x 5.46m)

Skimmed & coved ceiling. Two ceiling lights. Sealed unit double glazed window to the rear elevation. uPVC double glazed french doors to the rear garden. Newly fitted carpet. Satellite point. Two telephone points. Two double radiators. Panelled door to under stair storage cupboard. Panelled returning door to the entrance hall. Carpeted staircase to

First Floor Landing

Skimmed & coved ceiling. Sun tube single radiator. Double panelled doors to a large airing/boiler cupboard, housing a newly replaced Daiken heat exchange boiler & sealed pressurised hot water cylinder. Loft hatch with pull down loft ladder to a partially boarded loft space with lighting. Panelled door to

Master Bedroom

12'7 x 12'4 (3.84m x 3.76m)

Skimmed coved ceiling. Pendent light. Fitted carpet. Double radiator. Free standing wardrobe. Panelled bi-fold door to a built-in wardrobe with hanging space and shelving. Sealed unit double glazed window to the rear elevation. Double radiator. Panelled door to

En-Suite Shower Room

Skimmed ceiling. Ceiling light. Extractor fan. White suite comprising shower cubicle with glass shower door. Plumbed shower. Tiled surrounds. Close coupled WC. Pedestal wash hand basin. Fully tiled surrounds. Chrome heated towel rail. Tiled flooring.

Bedroom Two

11'6 x 11'1 (3.51m x 3.38m)

Skimmed coved ceiling. Pendant light. Sealed unit double glazed window to the front elevation. Double radiator. Bi-Fold panelled door to a built-in wardrobe with hanging space and shelving.

Bedroom Three

7'9 x 7'6 (2.36m x 2.29m)

Skimmed coved ceiling. Pendant light. Sealed unit double glazed window to the front elevation. Single radiator. Fitted carpet.

Outside Front

Outside to the front is parking. Garden to lawn.

Outside Rear

Outside to the rear is an enclosed sun patio with further gravelled area. All enclosed by picket fencing. Two large storage sheds.

Tenure

This property is a leasehold property with the residual of a 999 year lease which commenced in 2007.

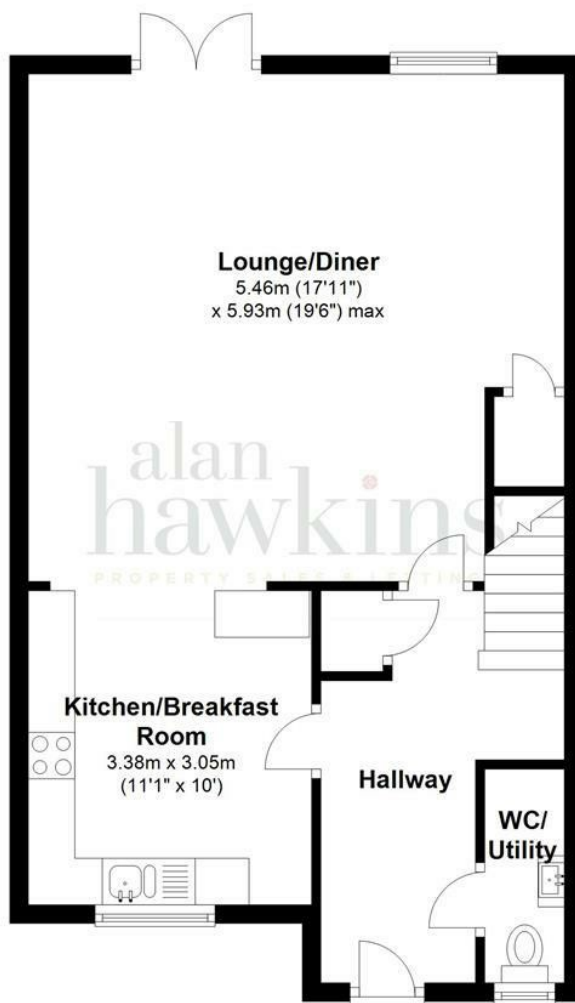






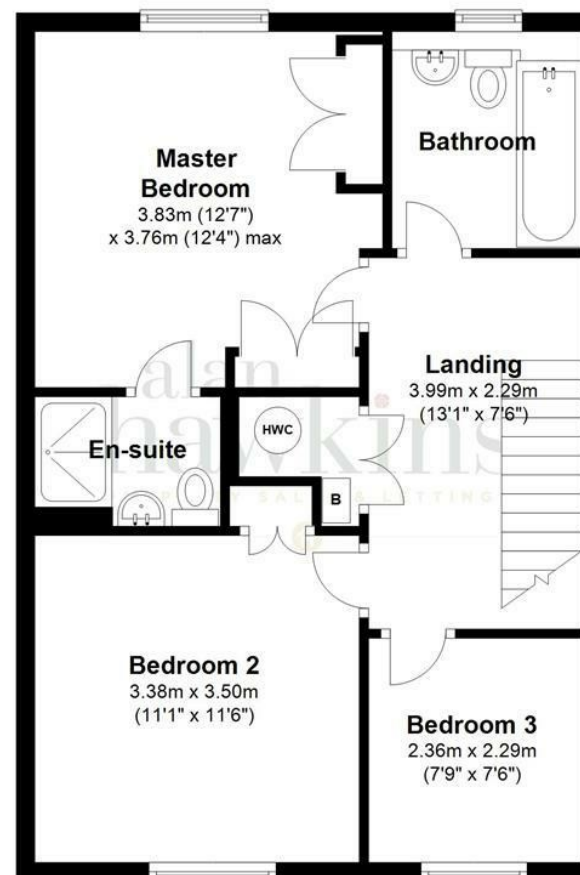
Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



First Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Total area: approx. 105.6 sq. metres (1137.0 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatement. 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.

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Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA



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