



alan
hawkins

Cloatley Crescent, Royal Wootton Bassett, SN4 7FJ

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PROPERTY SALES & LETTINGS



- Modern Terraced Family Home
- Cloakroom
- En-Suite Shower Room
- Very Well Presented
- Viewing recommended

- Garage and Parking
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Available Chain Free or with tenant in Situ.



78 Cloatley Crescent Royal Wootton Bassett, SN4 7FJ

£275,000

A very well presented three-bedroom terraced home is located on a sought-after modern development in the historic market town of Royal Wootton Bassett, just under two miles from junction 16 of the M4. Built by David Wilson Homes around 2013, the property enjoys a smart layout comprising an entrance hallway, cloakroom, spacious lounge, and a well-appointed kitchen/breakfast room. Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Outside, the property benefits from a fully

enclosed rear garden with direct access to a single garage, which includes power, lighting, and useful eaves storage. There is also allocated parking to the side. Additional features include uPVC double glazing, gas radiator central heating.

This home is also available to purchase as an investment, currently let to a tenant in situ at £1,300 per calendar month, offering a ready-made income stream for landlords.

An early viewing is strongly recommended.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63
For information on tax banding and rates, please call
Wiltshire Council, Monkton Park, Chippenham,
Wiltshire. SN15 1ER. Tel: 0300 456 0109

Services:

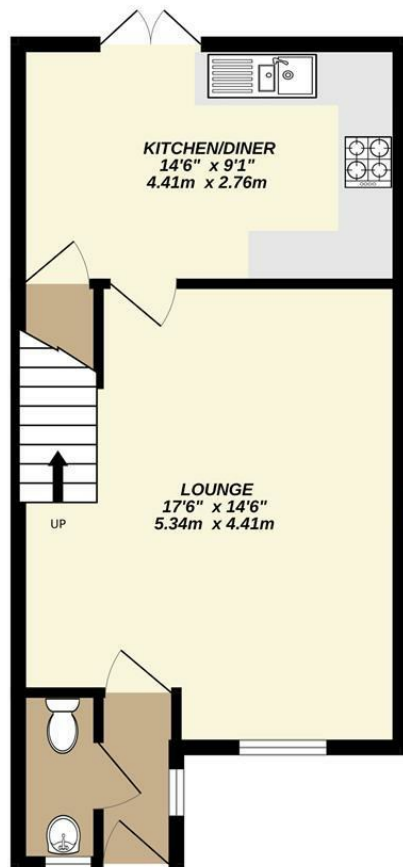
- Gas: Mains
- Electric: Mains
- Water + Waste: Mains
- Internet Speeds: Possible speeds of up to 1000 mbps
- Flood risk: Very low



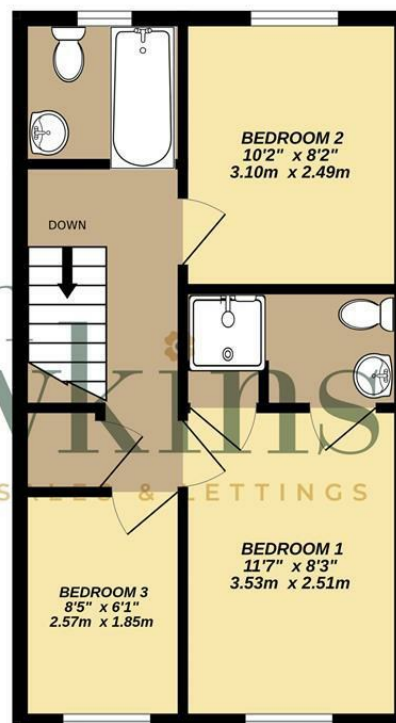
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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