



Wood Street, Swindon, SN4 7BB

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PROPERTY SALES & LETTINGS



- Rare to the Market
- Ground Floor
- Front & Rear Access
- Electric Wall Mounted Heating
- No Onward Chain
- 1 Bedroom Maisonette
- Allocated Parking
- Upvc Double Glazing
- Modernisation Throughout Required

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PROPERTY SALES & ESTATE AGENTS

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11 Stable Court Wood Street Swindon, SN4 7BB

£145,000

A rare-to-the-market ground floor one-bedroom maisonette with allocated parking, situated in the desirable and popular Wood Street area of Royal Wootton Bassett, just off the High Street and close to all local amenities. Offered chain free, this property benefits from its own private entrance to both the front and rear.

The accommodation comprises a front entrance hall with storage cupboard, a bathroom with shower over bath, a spacious living room with an open archway to the fitted kitchen complete with integrated oven and hob s well as access through to a generous double bedroom. Additional features include uPVC double glazing throughout, modern wall-mounted electric heaters, and benefits an additional door from the kitchen providing access to the outside garden

area and allocated parking space behind.

The property does require full modernisation throughout, but offers an excellent opportunity to put your own stamp on it and create a home to your own taste.

These maisonettes also make excellent rental properties, with a potential rental income of around £875 per calendar month, offering an attractive gross yield of approximately 7.2% (around 6.4% net after management fees of £1,350 per annum)

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2025/26 = £1702.24
For information on tax banding and rates,
please call Wiltshire Council

Management Fee

957 Year Lease
Ground rent £25 p/a
Maintenance Fee £137.50 p/m x 10



Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 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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