



Buxton Way, Royal Wootton Bassett, SN4 8JB

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- Three Bedroom Detached
- Non Overlooked South Facing Rear Garden
- En-Suite Shower Room
- uPVC Double Glazing
- Short Walk To High Street
- Attached Garage & Driveway
- Kitchen/Diner
- Downstairs Cloakroom
- Gas Radiator Central Heating
- Close To Schools & Amenities

62 Buxton Way Royal Wootton Bassett, SN4 8JB

£347,500

A beautifully presented three bedroom DETACHED home pleasantly positioned on the edge of this conveniently located development providing easy access to the Town's High Street, local amenities and local schools.

The accommodation internally comprises an inviting hallway with storage cupboard & cloakroom, an 18ft dual aspect kitchen/diner with integrated appliances and an 18ft dual aspect living room with French doors to the garden, bedroom one with fitted wardrobes and en-suite shower room with a further two good size bedrooms and a family bathroom. Outside is a southerly facing, non-overlooked, two tiered low maintenance garden fully enclosed benefiting side gated access to the front.

To the rear of the property is a private driveway with attached garage benefiting an up an over door to the front, power & lighting.

Further attributes include mains water, mains electric and full fibre broadband available with average download speeds of 780 - 930M/bps quoted via Sky. To arrange a viewing, contact our friendly sales team at 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 D For year 2024/25 = £2412.03

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

Tenure

Freehold

Management Fee: £170 p/a

Gas: Mains

Electric: Mains.

Water & Waste: Mains

Flood Risk: None (Environmental Agency).

Internet Speeds: 780 - 930M/bps quoted via Sky



**Energy Efficiency Rating
(England & Wales)**



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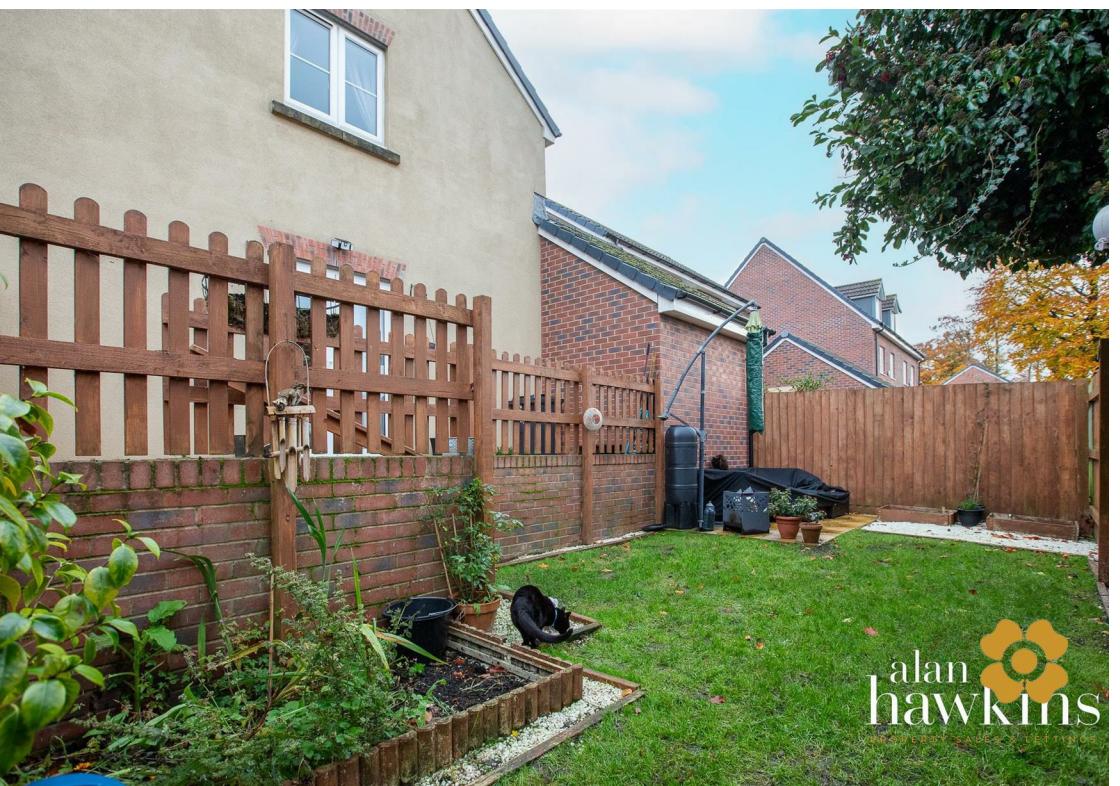


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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



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1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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