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Orchard Mead, Royal Wootton Bassett, SN4 8NH

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Driveway Parking
- Shed/Workshop
- Cul-De-Sac Location
- Gas Radiator Central Heating

- Two Bedroom End Of Terrace
- Generous Rear Garden
- Kitchen/Diner
- uPVC Double Glazing

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36 Orchard Mead Royal Wootton Bassett, SN4 8NH

£220,000

Situated in a tucked-away cul-de-sac location on the edge of Royal Wootton Bassett, this two-bedroom end of terrace home enjoys a sought-after position within the popular Woodshaw development, close to local shops and amenities.

The property layout offers a living room to the front, complete with stairs rising to the first floor. To the rear sits a kitchen/diner with direct access out to the garden. Upstairs, the first-floor landing leads to two well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from driveway parking to the side and a generous rear garden. The garden itself is fully enclosed and features a patio seating area and a raised lawn. A useful storage shed/workshop

with power & lighting is also included, along with access to the front and driveway.

Further advantages include uPVC double glazing, gas radiator central heating, and the property is offered to the market with no onward chain.

For more information or to arrange a viewing, contact our friendly sales office today on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 76* Mbps available download speed

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		71	
(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	

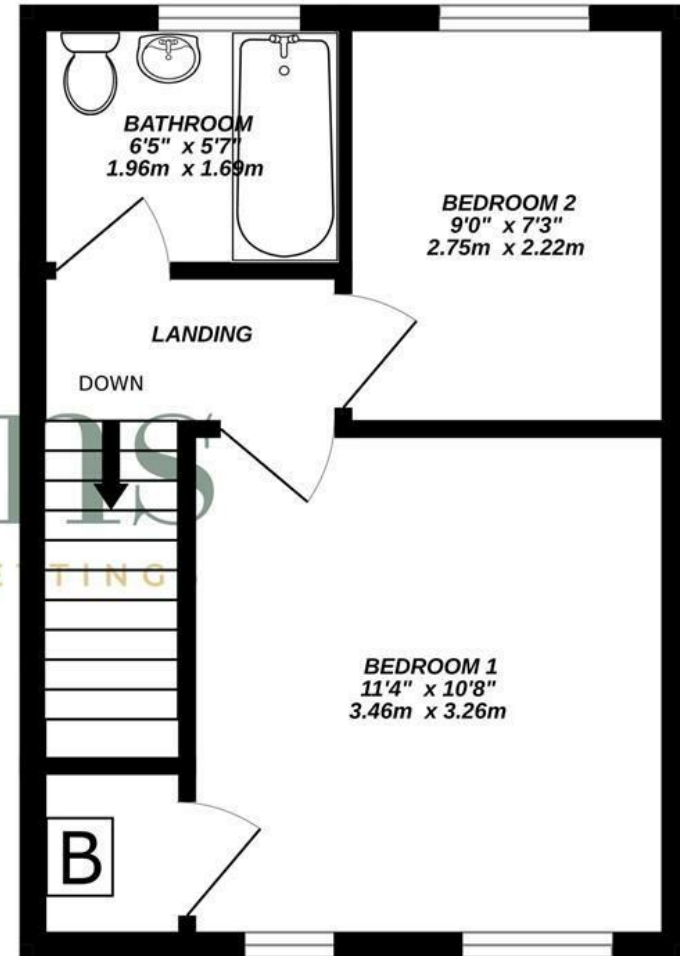
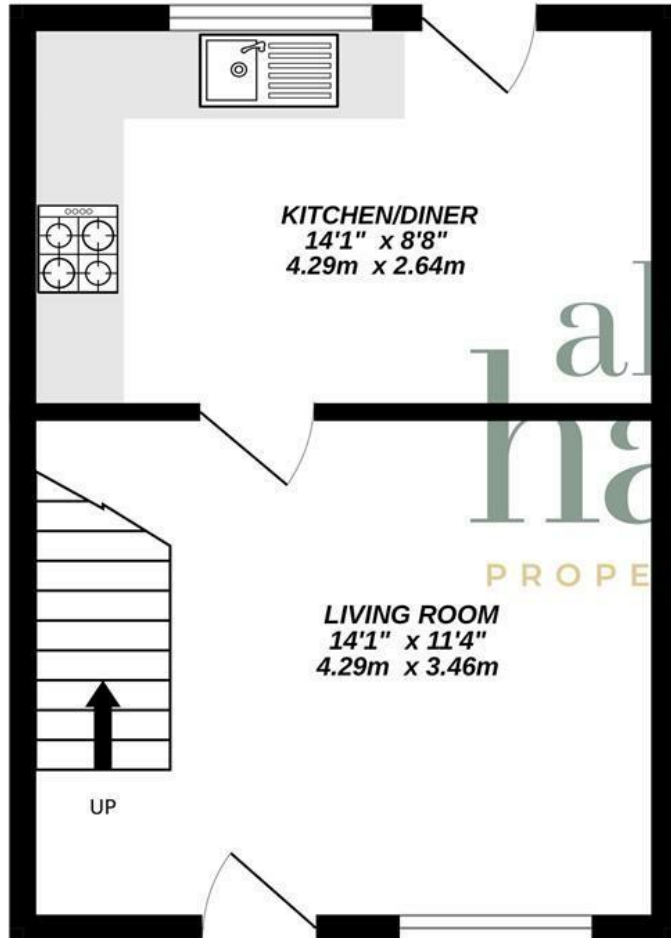






GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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.

