



Beamans Lane, Royal Wootton Bassett, SN4 7BU

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- Recently Refurbished Cottage
- Two Double Bedrooms
- Sitting/Dining Room
- Utility Cupboard/WC
- Unrestricted Parking Nearby

- No Onward Chain
- Stunning Kitchen/Breakfast Room
- Living Room With Cast Iron Stove
- First Floor Bathroom
- Viewings Highly Recommended

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# 6 Beamans Lane Royal Wootton Bassett, SN4 7BU

£299,950

A charming, recently refurbished two double bedroom extended semi detached cottage dating back circa early 1900s situated in a quiet non vehicular lane just off the main High Street of Royal Wootton Bassett.

Set back off the lane, occupying a private corner position with a delightful south west facing walled front garden, this pleasing property offers an entrance hallway leading into a sitting/dining room, a separate living room with cast iron wood burning stove and a side extension providing a stunning kitchen/breakfast room complete with vaulted ceiling with three Velux windows, fitted breakfast bar, double Belfast sink, 4 ring gas hob, separate wc/utility cupboard

and side door access. To the first floor, there are two double bedrooms and a bathroom. Further attributes include uPVC double glazing and gas central heating via a combination boiler.

Parking is by way of unrestricted high street parking just a short walk down the lane.

All in all, a rare opportunity to acquire this unique and beautiful cottage with NO ONWARD CHAIN that really must be viewed.



## Viewings

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

## Council Tax: Wiltshire Council

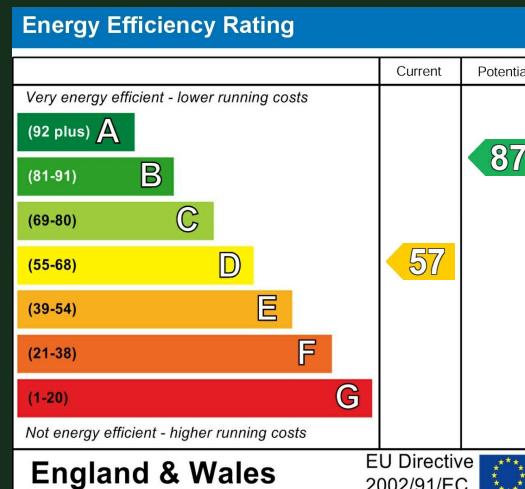
Tax Band C For year 2024/25 = £2144.02

Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)





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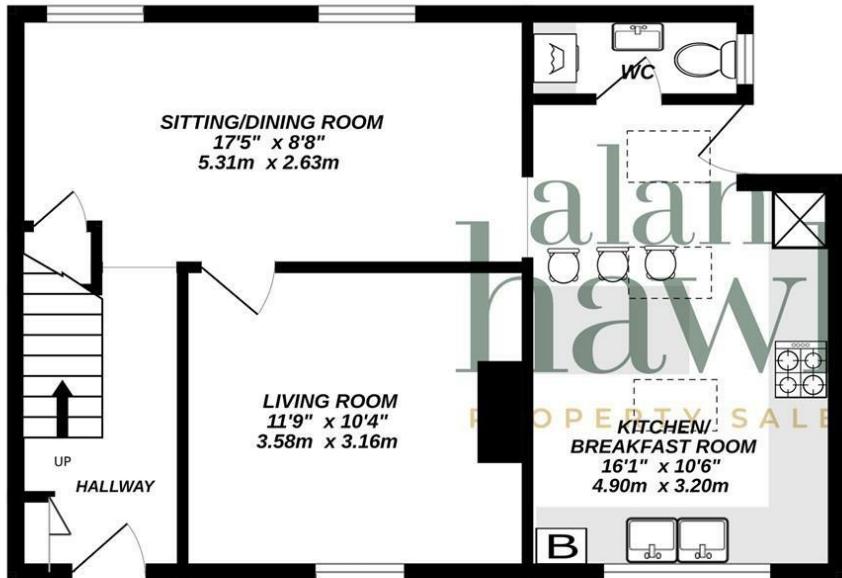


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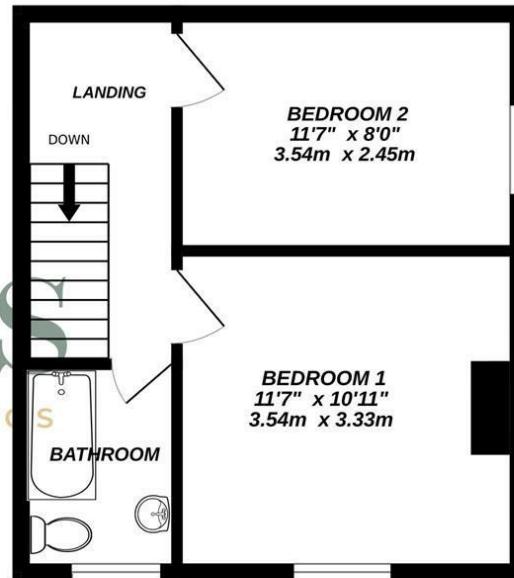


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GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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## Alan Hawkins

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