



**Barrow Close, Royal Wootton Bassett, SN4 8FE**

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PROPERTY SALES & LETTINGS



- DETACHED FREEHOLD COACH HOUSE
- Walled Private Garden
- Garage + 2 Car Parking
- Gas Radiator Central Heating

- 2 Bedrooms
- Newly Installed High Quality Shower Room
- Garage with Utility & WC Facilities
- Viewing Recommended



# 3 Barrow Close Royal Wootton Bassett, SN4 8FE

£244,500

A rare opportunity to purchase a DETACHED two-bedroom FREEHOLD coach house with PRIVATE SIDE GARDEN, ideally positioned towards the end of a quiet cul-de-sac within this sought-after Wain Homes development in Royal Wootton Bassett.

This well-presented property boasts an attached garage with up-and-over door, direct access to the private side garden, and a handy under-stair utility cupboard with WC and utility facilities.

Internally, the accommodation is bright and spacious, featuring a dual-aspect lounge/diner and a modern kitchen equipped with an integrated oven and gas hob. The home benefits from two bedrooms and a recently installed, high-quality shower

room, adding a fresh and contemporary touch.

The low-maintenance garden is fully block paved and enclosed by brick walling and fencing, with gated access to the front where a driveway and gravelled area provides off road parking for 2 vehicles.–ideal for relaxing or entertaining.

Additional features include gas radiator central heating and uPVC double glazing throughout.

Early viewing is highly recommended to avoid disappointment. Contact Alan Hawkins Property Sales today to arrange your appointment.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1,985.93  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Services

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Possible speeds of 1000mbps (Ofcom)

Gas: Mains

Electric: Mains

Management Fee: £101p/a (2025/26)



## 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	77	82
(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**  
216 sq.ft. (20.1 sq.m.) approx.

**1ST FLOOR**  
519 sq.ft. (48.2 sq.m.) approx.

**PLOT PLAN**



**TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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