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PROPERTY SALES & LETTINGS

Whitehill Lane, Royal Wootton Bassett, SN4 7SB

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- Four Double Bedroom Detached Home
- Three Reception Rooms
- Downstairs Cloakroom & Store Room
- No Onward Chain
- Perfect Renovation Project
- Detached Double Garage
- Kitchen & Utility Room
- Generous 20ft Bedroom With En-Suite
- Night Storage Heating



# 13 Whitehill Lane Royal Wootton Bassett, SN4 7SB

£450,000

An exciting opportunity to purchase this rare **FOUR DOUBLE BEDROOM DETACHED** home with **DETACHED DOUBLE GARAGE** privately situated on the fringes of Royal Wootton Bassett.

Requiring updating throughout and offered with **NO ONWARD CHAIN** this property offers so much potential.

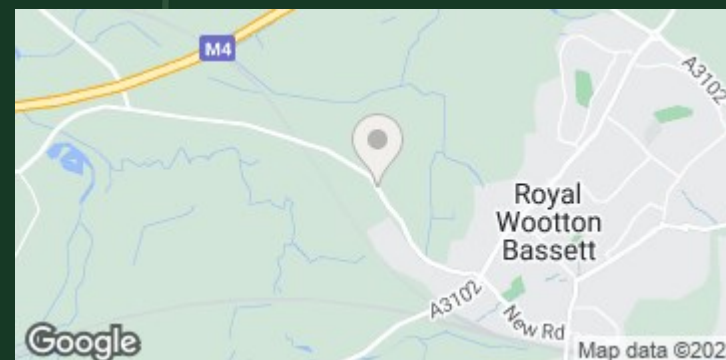
The internal accommodation offers 1600 sq ft of living space with three reception rooms to the ground floor which includes a 21ft dual aspect living room, kitchen with separate utility area, ground floor wc and store room.

The first floor provides a main bathroom and four generous bedrooms with an impressive 21ft dual aspect primary bedroom with en-suite shower room and far reaching countryside views.

The plot is mainly frontage with gated driveway access to a double garage with a mature private garden surrounded by shrubs and trees.

The property is heated by night storage heaters with a septic tank for waste water.

A fantastic property with so much potential. 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 E For year 2023/24 = £2,800  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

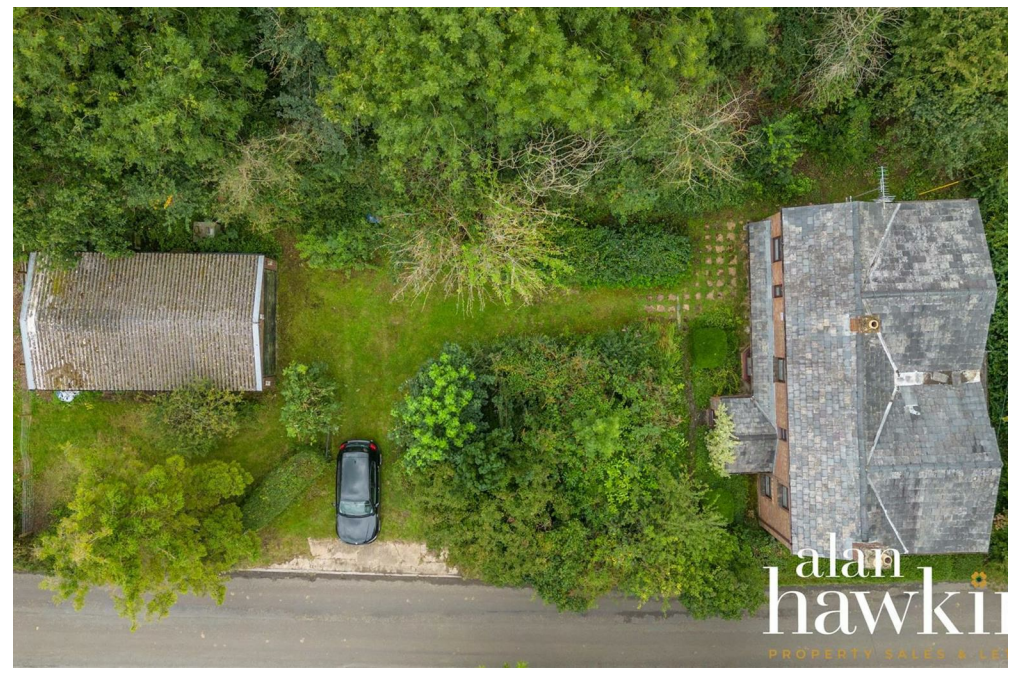
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





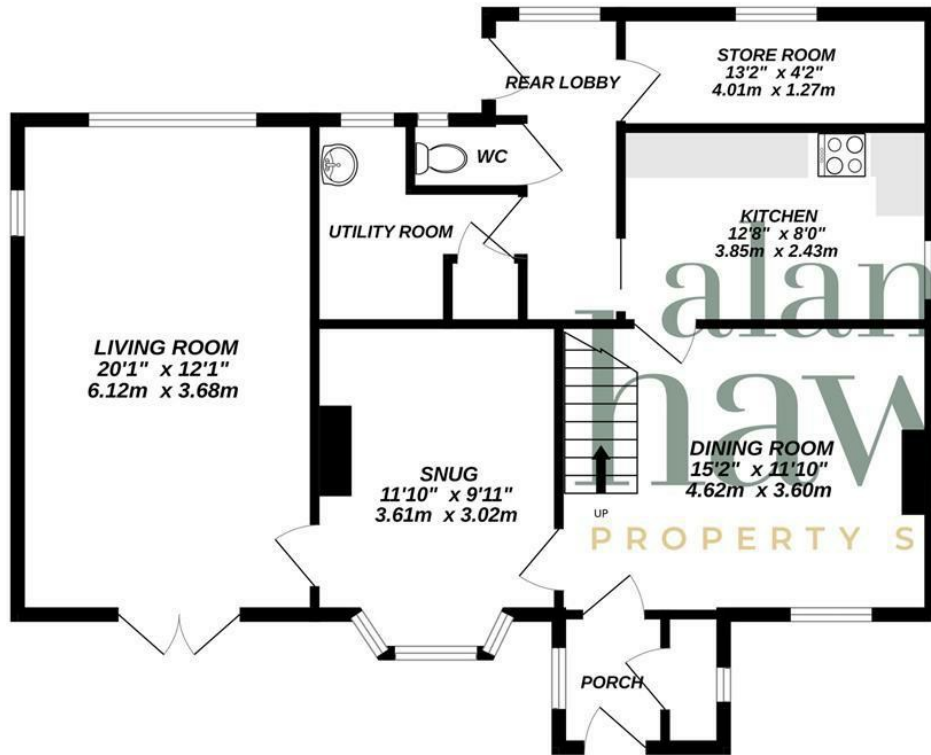




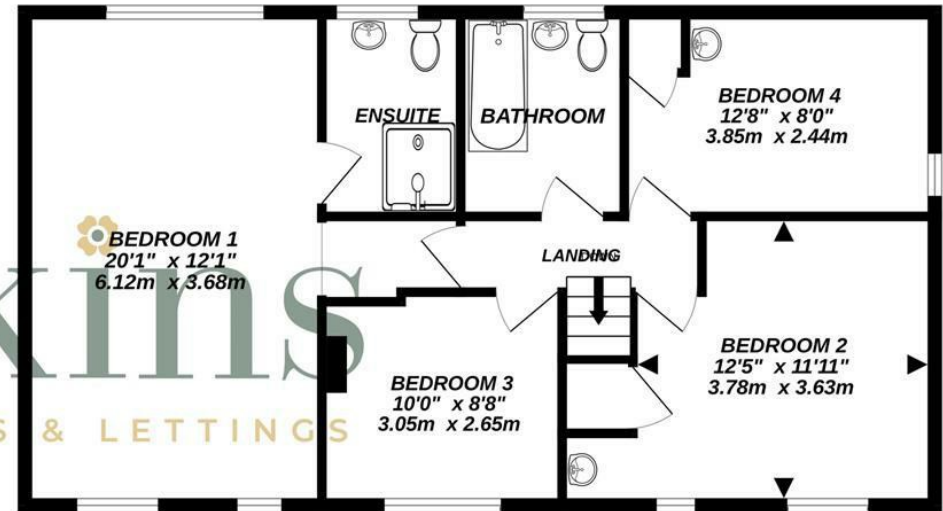




GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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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