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Roebuck Close, Royal Wootton Bassett, SN4 8NL

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PROPERTY SALES & LETTINGS



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- Four Bedroom Town House
- Conservatory
- Cloakroom
- Family Bathroom
- Viewings Recommended

- Attached Garage & Driveway
- Summer House
- En-Suite Shower Room
- Onward Chain Complete

20 Roebuck Close Royal Wootton Bassett, SN4 8NL

£335,000

An EXTENDED four bedroom three storey town house ideally located within walking distance of Local shops and bus routes whilst being within a short drive to junction 16 of the M4 corridor.

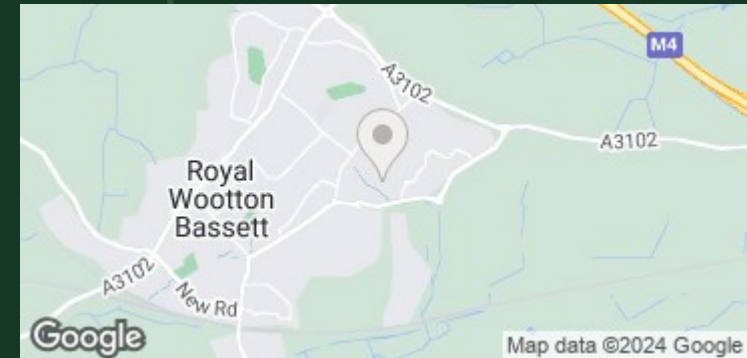
The property Internally comprises an entrance hallway with stairs to the first floor landing and cloakroom, 19'6 living room, fitted kitchen opening through to a conservatory. Upstairs to the first floor is a wonderful family bathroom and three good size bedrooms with bedroom one enjoying an en-suite shower room & built in wardrobes. There is a return staircase leading up to a fourth generous bedroom/office space.

Externally the house offers

driveway parking, garage with plumbing, and access to the rear enclosed tiered garden with patio area. Steps lead up to the second tier laid to lawn with an additional seating area. The 3rd tier benefits a summerhouse with French doors opening onto the garden, light and power, ideal for a work from home office, games room or cinema. Perfect for entertaining.

Further attributes include double glazing, gas radiator central heating and a personal door into the garage via the rear garden.

For more information or to request a viewing, contact the local agents Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2023/24 = £2,290.91
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

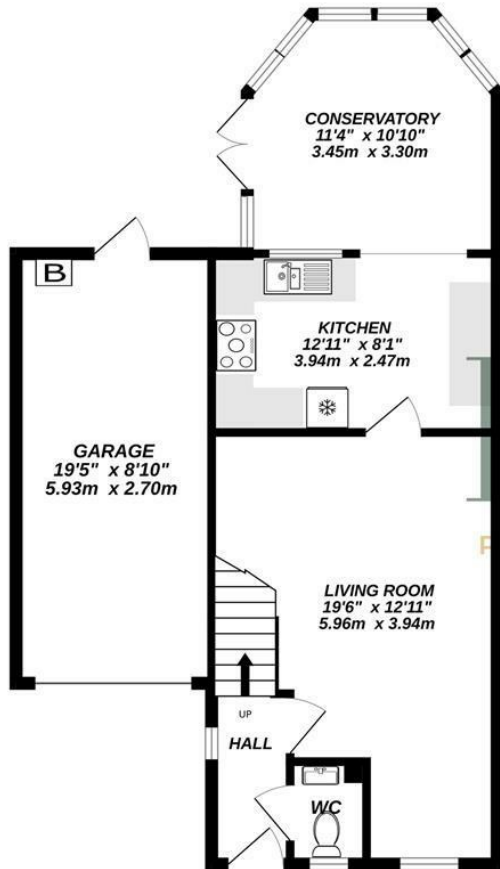
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



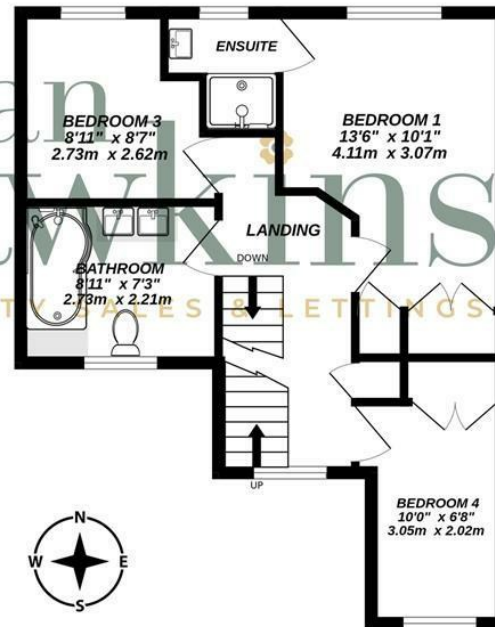




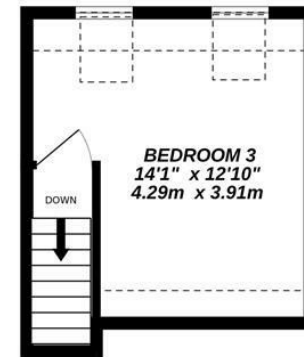
GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 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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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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