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Hart Close, Royal Wootton Bassett, SN4 7FN

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PROPERTY SALES & LETTINGS



- Beautifully Presented Throughout
- Two Allocated Parking Spaces
- Impressive Primary Bedroom With En-Suite
- Lounge/Diner
- uPVC Double Glazing
- Three Generous Double Bedrooms
- South Facing Rear Garden
- Cloakroom
- Landscaped South Facing Rear Garden
- Gas Radiator Central Heating

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PROPERTY SALES & LETTINGS

# 30 Hart Close Royal Wootton Bassett, SN4 7FN

£289,995

A generous, beautifully presented throughout, three double bedroom three storey town house situated on 'Beaufort Park' a modern development in Royal Wootton Bassett, constructed c2010 offering spacious accommodation measuring a total of c1150 sq ft.

Entering the property, the hallway provides access to a modern kitchen to the front with integrated oven and hob and space for washing machine and fridge/freezer, in addition there is a cloakroom and a spacious living room/diner with French doors to the SOUTH FACING REAR GARDEN.

To the first floor are two very generous double bedrooms, both sharing the family bathroom, whilst to the second floor is an impressive primary bedroom suite comprising a separate dressing area with fitted wardrobe and an en-suite shower

room.

There is a fully enclosed landscaped south facing rear garden with a decked seating area benefiting gated access to the two allocated parking spaces behind.

Further attributes include uPVC double glazing and gas central heating.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

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

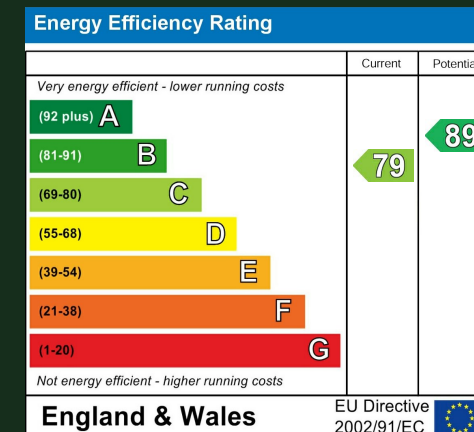
## Council Tax: Wiltshire Council

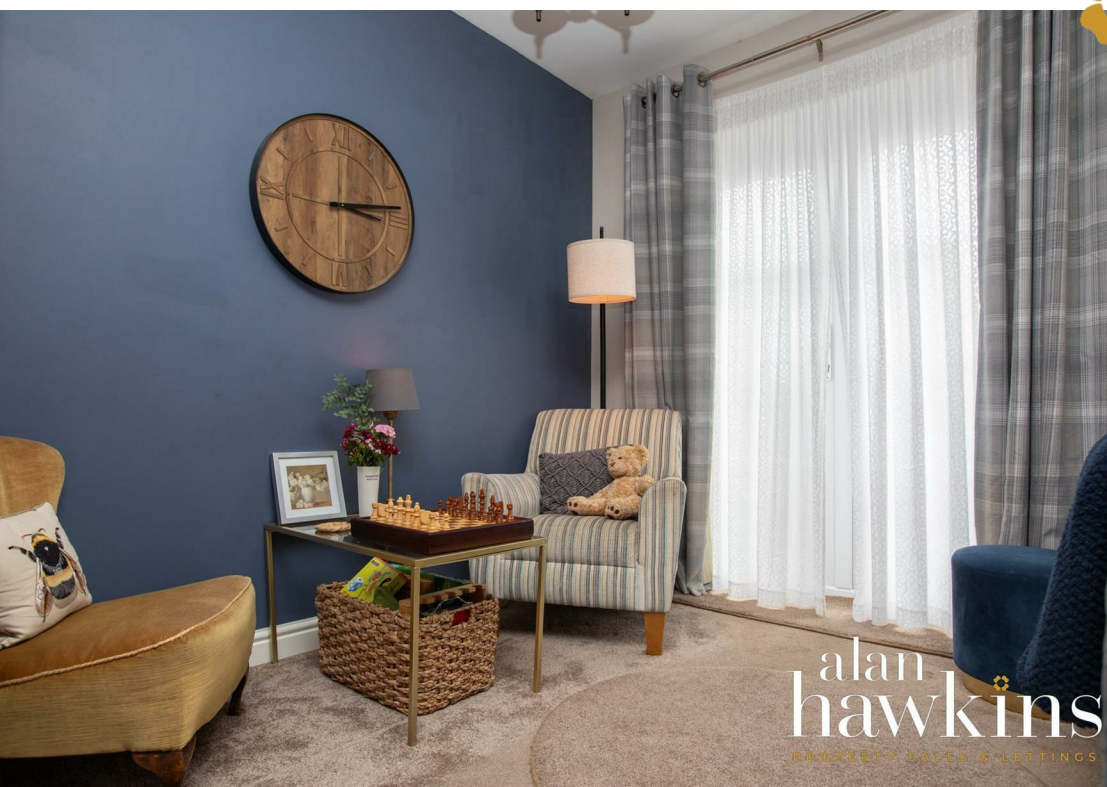
Tax Band C For year 2024/25 = £2144.02  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

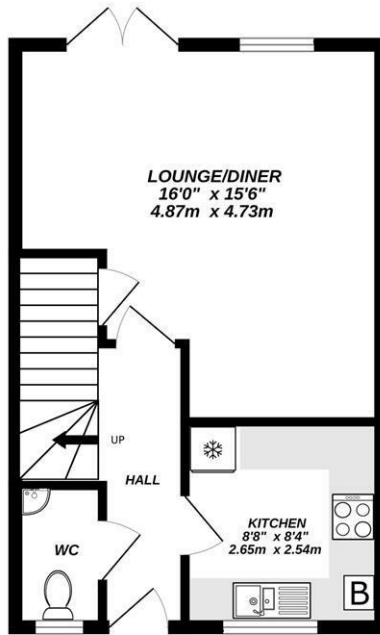




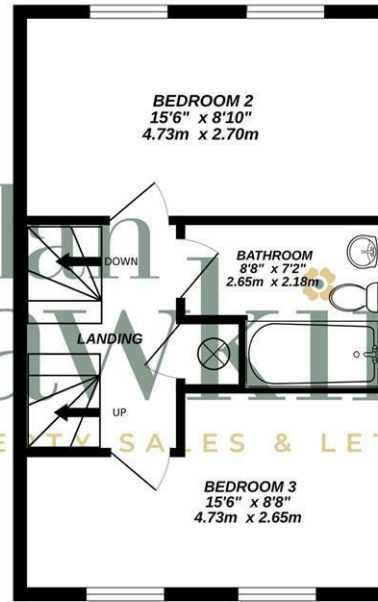




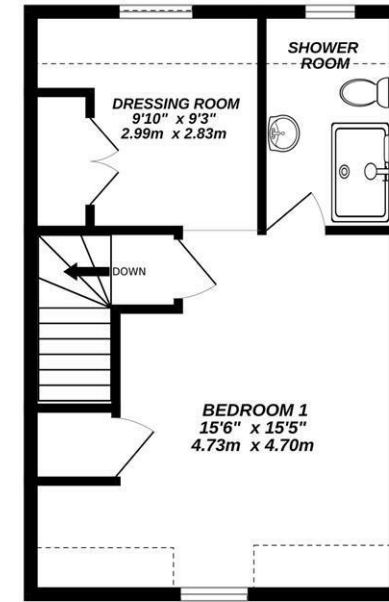
GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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.

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**Alan Hawkins**

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