



Da Vinci Walk, Royal Wootton Bassett SN4 7FG

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PROPERTY SALES & LETTINGS



- Three Double Bedroom Town House
- Study/Bedroom 4
- Two Bathrooms
- West Facing Rear Garden
- Spacious Kitchen/Family/Dining Room
- Lounge
- Garage + Parking
- Gas Radiator Central Heating

22 Da Vinci Walk Swindon, SN4 7FG

£315,000

A spacious and beautifully presented three double bedroom, three storey town house constructed to the David Wilson Queensville design, pleasantly situated in a traffic free location in the Beaufort Park Development in the historic market town of Royal Wootton Bassett. Internally, the accommodation comprises an entrance hall, cloakroom, study/bedroom 4 and c20ft kitchen/diner/family room to the ground floor. To the first floor is an inviting lounge located to the rear of the property and a master bedroom with fitted wardrobes with an en-suite shower room, whilst to the second floor are two generous double bedrooms and family bathroom. Outside is a 30ft West facing rear garden laid to patio with rear gated access to the garage with parking apron, whilst to the front is a maintenance free walled town garden. Further benefits include uPVC double glazing, gas central heating. All in all, a

fine example of this style of property that must be viewed.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2024/25 = £2412.03
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

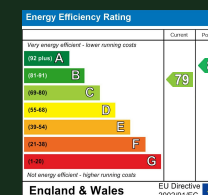
Freehold

Management Fee: None

Services:

Gas: Mains
Electric: Mains
Water: Mains
Waste: mains
Flood Risk: None (Environmental Agency)
Internet Speeds: up to 1000 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)

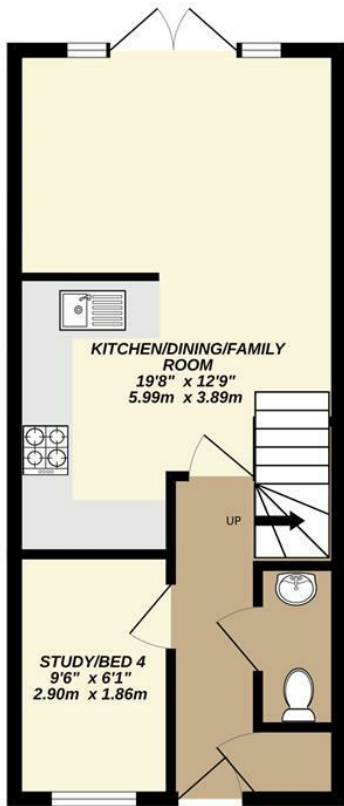




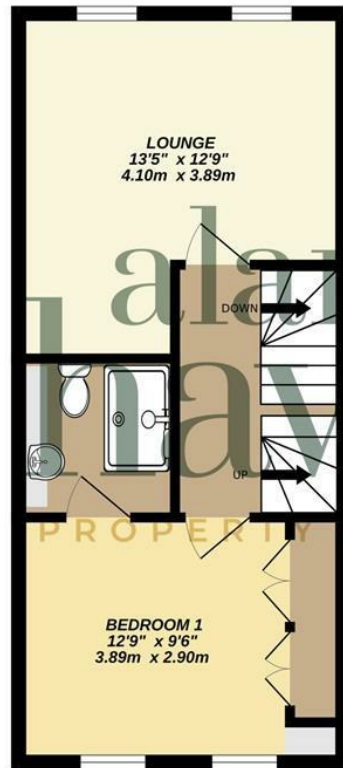




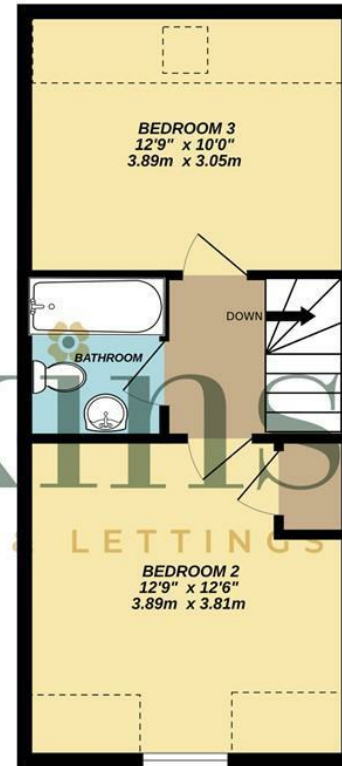
GROUND FLOOR
368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



GARAGE
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

