



alan  
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**Buxton Way, Royal Wootton Bassett, SN4 8JB**

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PROPERTY SALES & LETTINGS



- End Of Terrace Family Home
- Garage & Parking To The Rear
- En-Suite Shower Room
- Cloakroom
- Kitchen/Diner

- Four Good Size Bedrooms
- Impressive Master Bedroom
- Walk-In-Wardrobe
- Ground Floor Living Room

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# 5 Buxton Way Royal Wootton Bassett, SN4 8JB

**£335,000**

A spacious and attractive four bedroom, three storey end of terrace family home with garage & generous parking located on this popular development, pleasantly and centrally positioned within level walking distance to Royal Wootton Bassett's bustling High Street and the excellent schools the town has to offer.

The accommodation itself comprises an entrance hallway with downstairs W.C, dual aspect kitchen/diner with integrated appliances, ground floor living room with French doors to the rear garden, three good size bedrooms to the first floor including a family bathroom and an impressive primary bedroom suite complete with built-in wardrobes and walk-in wardrobe as well as a generous en-suite shower room. The rear garden is fully enclosed and relatively private being mainly laid to lawn with a lovely sheltered and

enclosed seating area. The garden also benefits side and rear gated access leading to the garage behind with off road parking for at least two vehicles.

Further benefits include uPVC double glazing, gas radiator central heating, mains water & drainage and full fibre broadband with speeds of up to 1000Mbps (ofcom)

Viewings are highly recommended. Contact our friendly sales team at Alan Hawkins Property Sales to arrange a viewing on 01793 840222.



## 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

## Tenure

Freehold

## Management Fee

There is a yearly Service charge to Remus of around £242 per annum

## Energy Efficiency Rating (England & Wales)

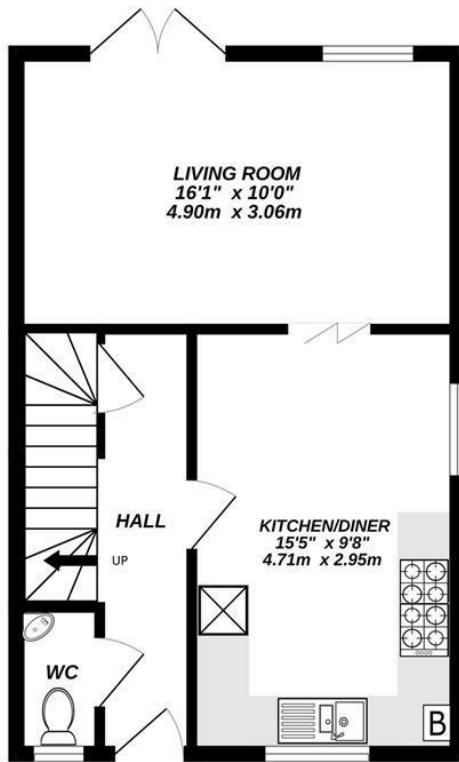
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







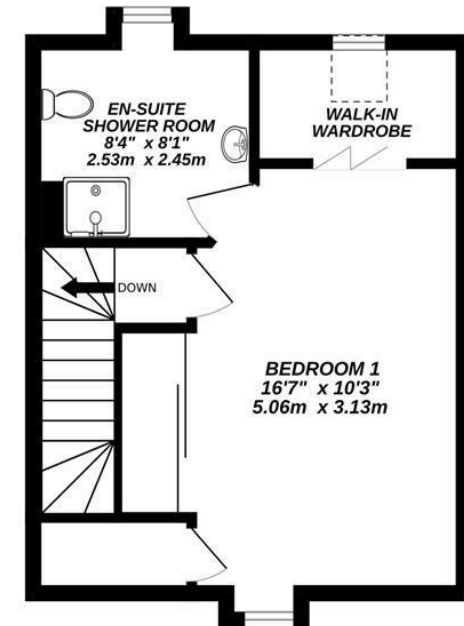
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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