



Blain Place, Royal Wootton Bassett, SN4 8FP

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PROPERTY SALES & LETTINGS



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- Three Bedroom Semi-Detached
- Generous Rear Garden
- Gas Radiator Central Heating
- uPVC Double Glazing
- Beautifully Presented Throughout
- Attached Garage + Driveway Parking
- En-Suite Shower Room

14 Blain Place

Royal Wootton Bassett, SN4 8FP

Offers in the region of
£310,000

A BEAUTIFULLY PRESENTED three bedroom semi-detached family home with attached garage and a GENEROUS REAR GARDEN for a modern build property. Located on the very popular development 'Blain Place' in Royal Wootton Bassett within close proximity to many amenities and excellent schools whilst providing easy access to J16 of the M4. The internal accommodation comprises a front entrance hallway, living room, cloakroom and a beautiful kitchen/diner with French doors opening to the rear garden. The first floor has a fully tiled family bathroom with shower over bath and three bedrooms with the master boasting built in wardrobe and an en-suite shower room. Outside and to the rear is a fully enclosed southerly facing garden laid to lawn with a seating patio area and access into the garage, whilst to the front is driveway parking in front of the garage with up and over door, power and lighting.

Further attributes include uPVC double glazing throughout, gas radiator central heating. Viewings are highly recommended on this property so call Alan Hawkins Property Sales today to arrange a viewing.



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

Services:

Gas: Mains

Electric: Mains

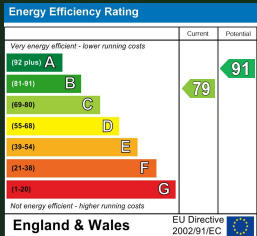
Water + Waste: Mains

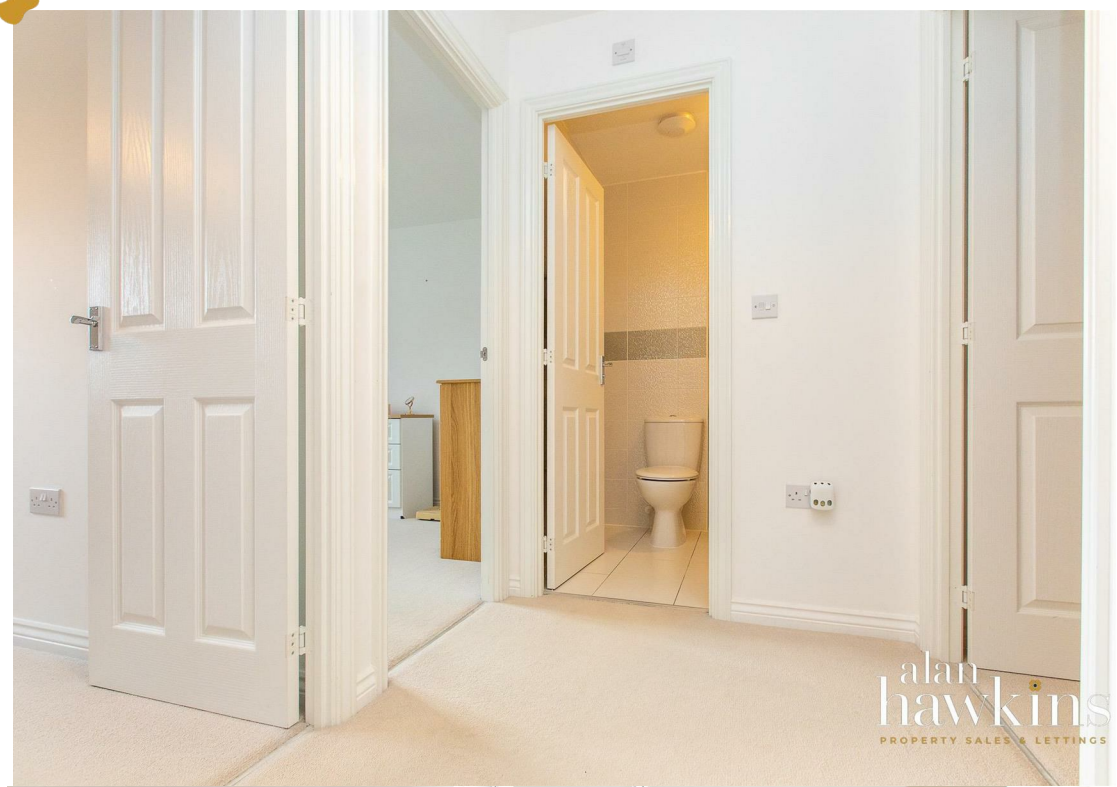
Flood Risk: None (Environmental Agency)

Internet Speeds: Up to 1000mbps (Ofcom)

Management Fee: None

Energy Efficiency Rating (England & Wales)



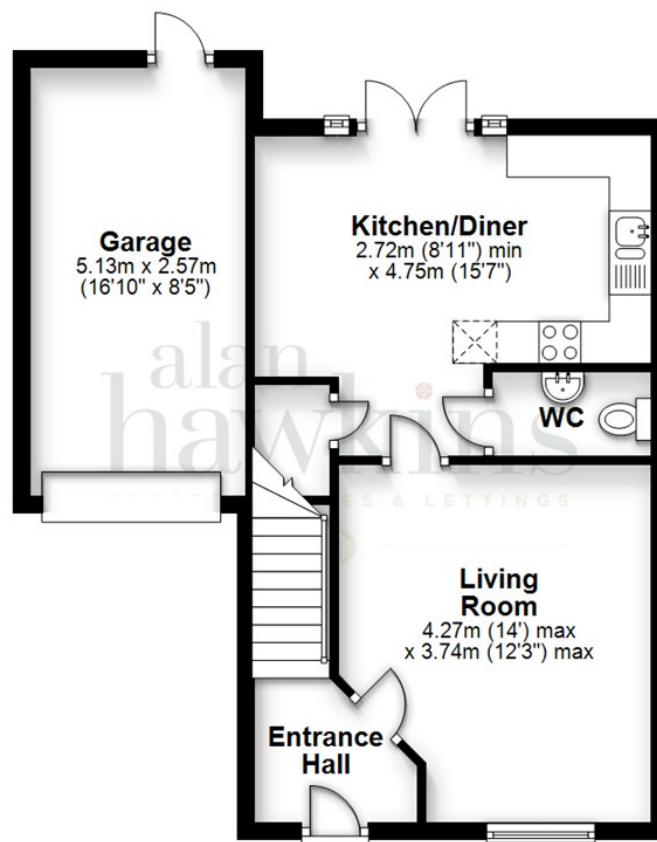






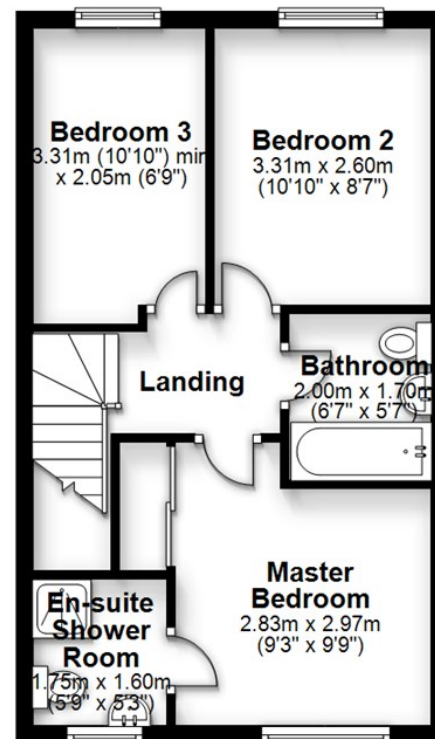
Ground Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 92.1 sq. metres (990.9 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted. Plan produced using PlanUp.

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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



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