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**Royal Mews, Royal Wootton Bassett, SN4 7RS**

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PROPERTY SALES & LETTINGS



- 
- No Onward Chain
  - Rear Extension With Underfloor Heating
  - Downstairs Cloakroom
  - Short Walk To High Street
  - uPVC Double Glazing

- Three Double Bedrooms
- En-Suite Shower Room
- 2 X Allocated Parking
- South West Facing Rear Garden
- Gas Combination Boiler

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PROPERTIES SALES & LETTINGS



# 4 Royal Mews

## Royal Wootton Bassett, SN4 7RS

**£299,999**

For sale in NO ONWARD CHAIN is this EXTENDED 3 DOUBLE BEDROOM terrace town house, beautifully presented and ideally located in Royal Mews, a small and private close pleasantly situated within a 5 minute walk to Royal Wootton Bassett's bustling High Street.

The spacious accommodation constructed in 2014 is set over three floors comprising a front entrance hallway, cloakroom, kitchen complete with built in fridge/freezer, oven & hob and an inviting living room with uPVC double glazed bi-fold doors to a conservatory with UNDERFLOOR HEATING, glass panelled roof and French doors leading out to the non overlooked rear garden. The first floor has a modern family bathroom with shower over bath and two double bedrooms whilst the second floor has the main bedroom

complete with a dormer window overlooking the rear offering distant views, an en-suite shower room and a walk-in wardrobe.

The southwest-facing rear garden is fully enclosed and designed for low maintenance. It features a patio area, a powered shed, and convenient rear gated access. The front is a shared tarmac driveway (privately managed) set back away from the main road with two allocated numbered parking spaces. Further attributes include uPVC double glazing throughout and gas radiator central heating via a combination boiler.

This property is not to be missed so be quick, call Alan Hawkins Property Sales today on 01793 840222.



### 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

### Management Fee

£400 p/a

Gas - Mains

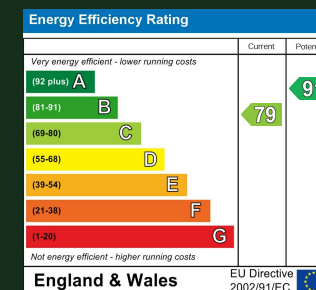
Electric - Mains

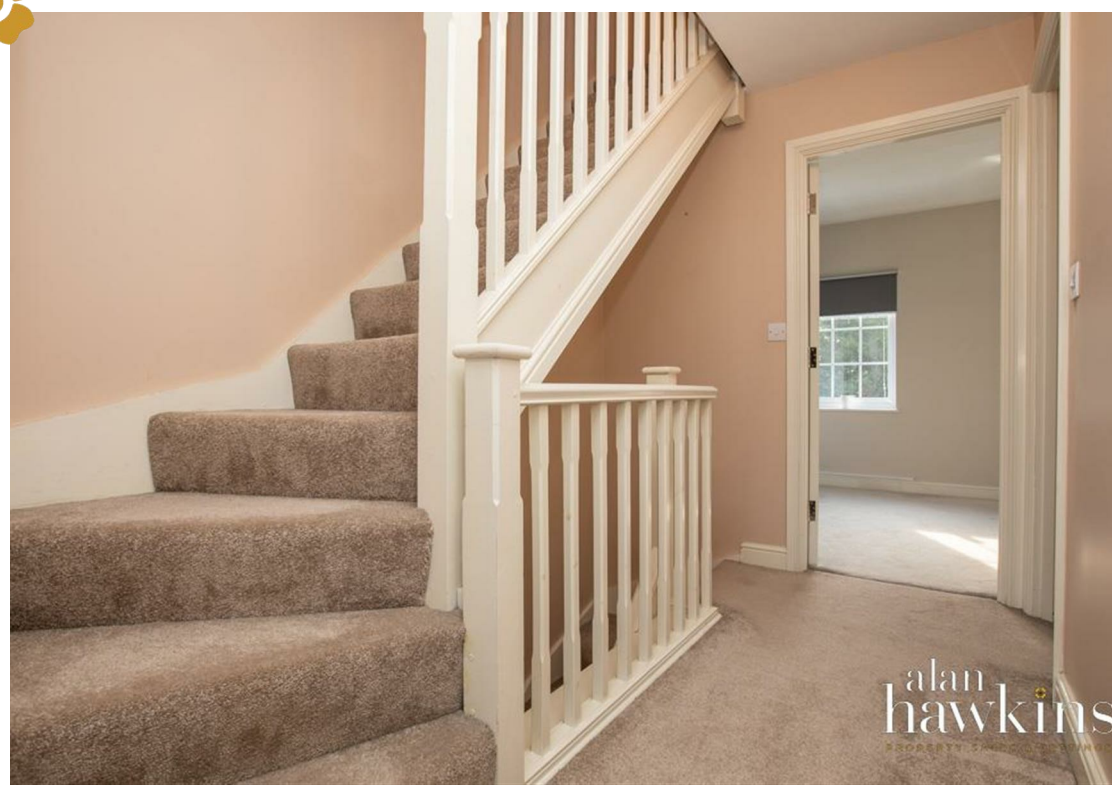
Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)









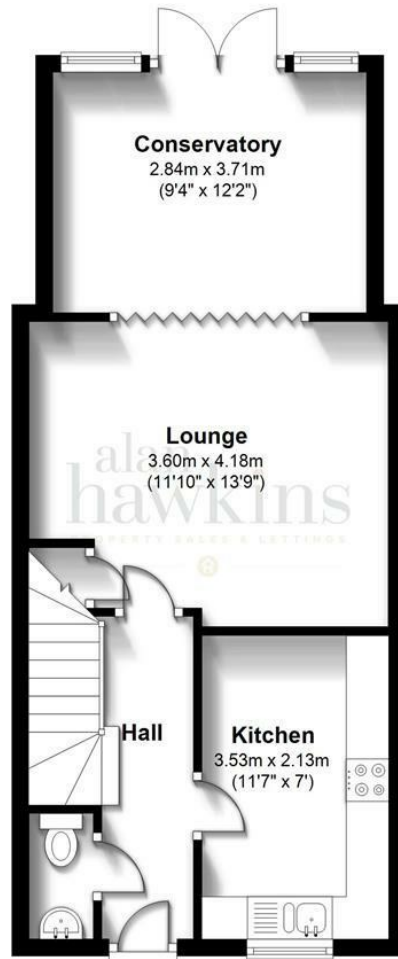






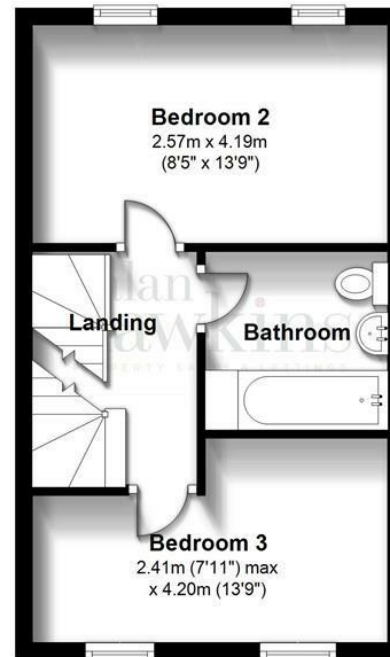
## Ground Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



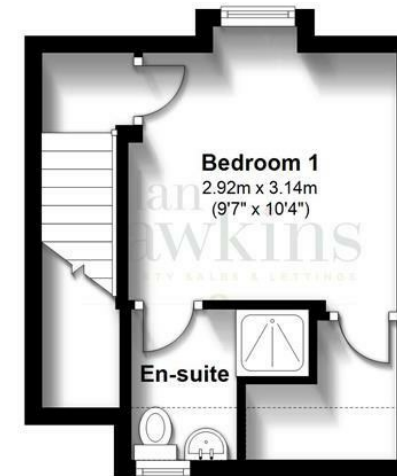
## First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



## Second Floor

Approx. 19.7 sq. metres (212.5 sq. feet)



Total area: approx. 91.7 sq. metres (987.2 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**

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