



Hart Close, Royal Wootton Bassett, SN4 7FN

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- DETACHED Coach House
- Two Bedrooms
- Gas Radiator Central Heating
- Well Maintained
- Viewing Recommended

- \*\* FREEHOLD \*\*
- Spacious Lounge/Dining Room
- No Onward Chain
- White Goods Included
- Garage + Parking

# 1 Hart Close Royal Wootton Bassett, SN4 7FN

**£225,000**

Offered with no onward chain is this appealing FREEHOLD DETACHED two-bedroom coach house situated in a cul-de-sac within a modern development built around 2009.

The property enjoys its own private entrance and features a spacious landing with excellent storage facilities leading to a well-proportioned lounge/diner, a fitted kitchen with integrated oven & hob, two generous bedrooms, and a stylish modern bathroom.

On the ground floor, you'll find a garage with power and lighting, along with a useful under-stairs storage cupboard and parking to the front.

Additional benefits include gas radiator central heating and uPVC double glazing.

Contact us today to arrange your viewing.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2,269.63

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Services

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Up to 1000 mbps (Ofcom)

Gas: Mains

Electric: Mains

Water & Waste: Mains.

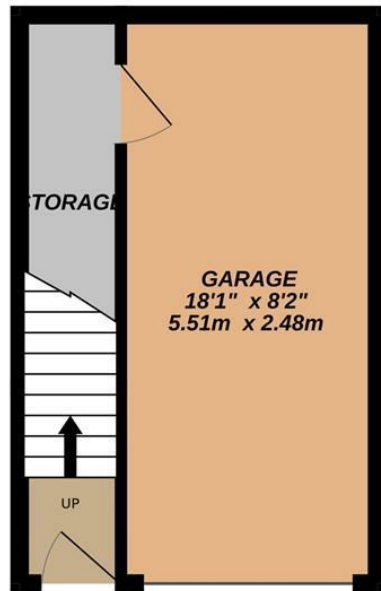
## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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  
204 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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