



Wiltshire Crescent, Royal Wootton Bassett, SN4 7PB

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PROPERTY SALES & LETTINGS



- 3 Bedroom Holiday Home/Second Home
- Spacious Hallway + Cloakroom
- Spacious Lounge/Diner
- 2 Golf & Leisure Passes & 2 Additional Leisure Passes Included
- All Year Round Usage.
- 1100 Sq Ft of Accommodation
- Kitchen with Int. Appliances
- Master with En-suite
- Available Furnished
- NB - CANNOT BE PRIMARY RESIDENCE

5 Wiltshire Crescent Royal Wootton Bassett, SN4 7PB

Open to offers

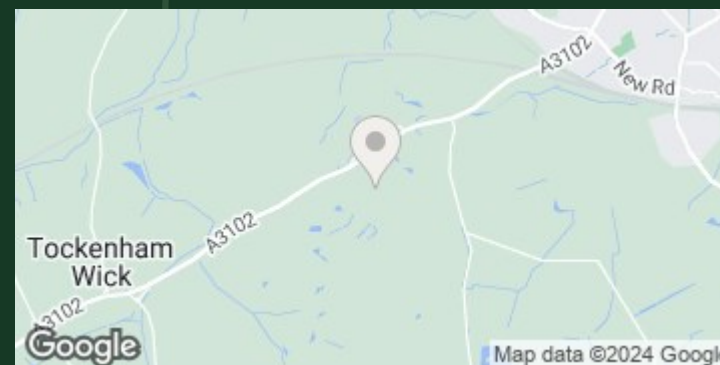
£170,000

A popular 3 bedroom New England Style end of terraced SECOND HOME/HOLIDAY situated on The Wiltshire Leisure Village located in the heart of Wiltshire with the historic market town of Royal Wootton Bassett located approximately a mile away offering an abundance of amenities and just a short drive from the National Heritage sites of Stonehenge and the Avebury stone circle. This particular style home, named the 'Avebury' is a substantial 3 bedroom property over two floors offering c1100 sq ft of accommodation.

Internally the accommodation is well presented throughout a comprises a kitchen with integrated appliances, a spacious

lounge/dining room and three good bedrooms and family bathroom. Additional benefits include neutral décor throughout and the potential to include of many items of furniture.

As owners of this holiday/second home, you will also receive 2 golf & leisure passes with an additional 2 leisure only passes in order to fully enjoy the experience of having a 27 hole golf course, swimming pool and a state of the art gym right on your doorstep. So weather you are looking for an investment for the holiday/rental market or a golfing/spa retreat to use throughout the year, then call Alan Hawkins Property Sales 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 = £2,412.03

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

Management Fee

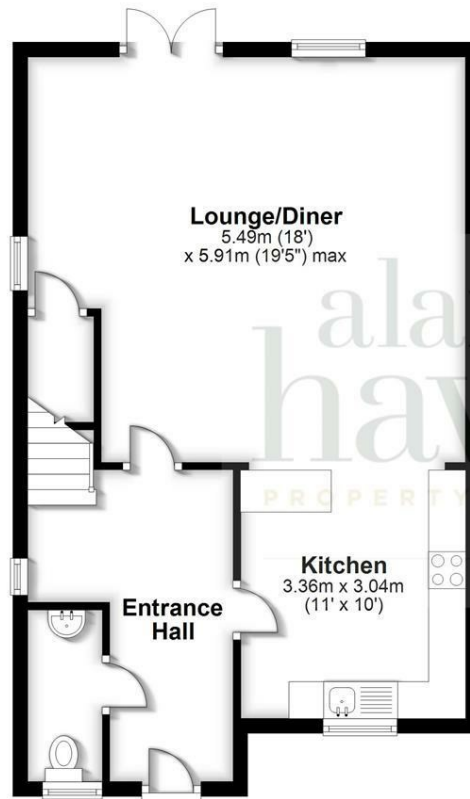


Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(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	

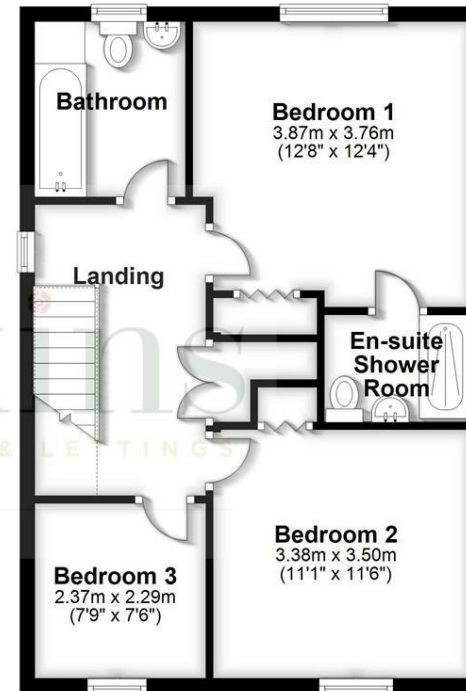
Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatement. 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.