



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

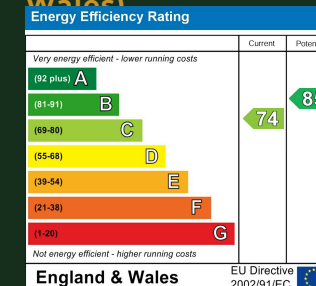
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham.

Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee

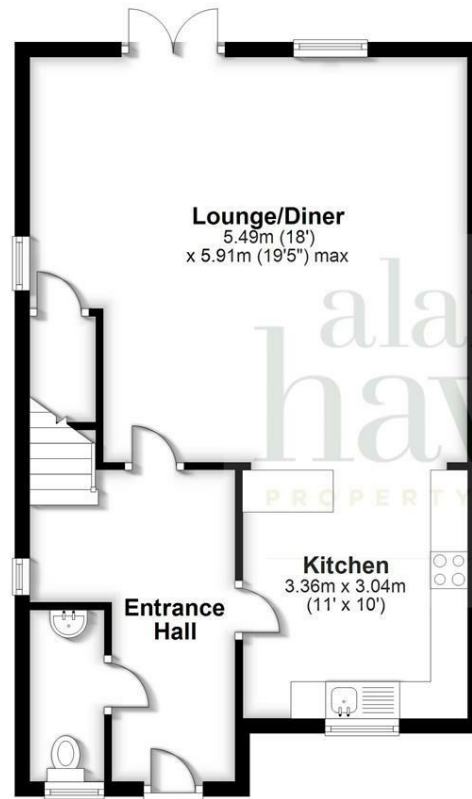


Energy Efficiency Rating (England & Wales)



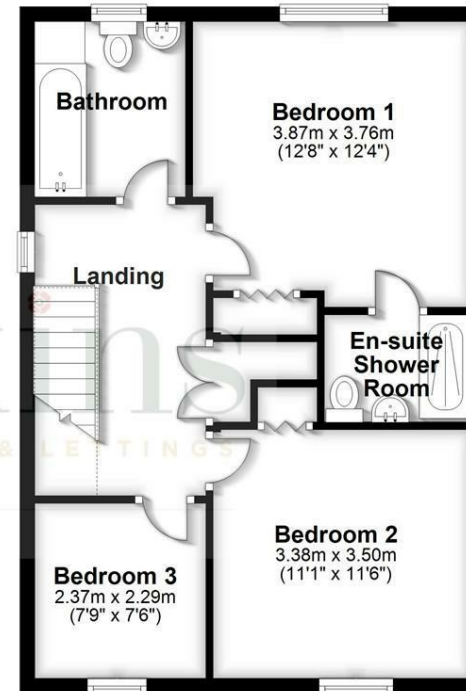
Ground Floor

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 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.
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