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PROPERTY SALES & LETTINGS

**Da Vinci Walk, Royal Wootton Bassett, SN4 7FG**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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- 3/4 Bedroom Town House
- Beautifully Presented Throughout
- Main Bedroom with En-Suite
- Modern Bathroom
- Viewing Highly Recommended

- Garage + Parking
- 20ft Kitchen/Diner/Family Room
- 2 Additional Large Double Bedrooms
- West Facing Maintenance Free Rear Garden

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PROPERTY SALES & LETTINGS

# 18 Da Vinci Walk

## Royal Wootton Bassett, SN4 7FG

£322,500

A spacious and beautifully presented three-bedroom, three-storey townhouse built to the sought-after David Wilson Queensville design, peacefully positioned in a traffic-free setting within the Beaufort Park Development in the historic market town of Royal Wootton Bassett.

The well-planned accommodation begins with an entrance hall leading to a cloakroom, a versatile study or fourth bedroom, and an impressive 20ft kitchen/dining/family room, ideal for modern living. The first floor features a welcoming lounge at the rear and a generous master bedroom with fitted wardrobes and an en-suite shower room. On the top floor, two further double bedrooms are accompanied by a

stylish family bathroom.

Outside, the 30ft west-facing rear garden is designed for low maintenance, with a patio area and gated access leading to the garage and parking apron. The front aspect boasts an attractive, walled town garden requiring minimal upkeep.

Additional highlights include uPVC double glazing and gas central heating. A superb example of this property style, viewing is highly recommended.



### Viewings

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

### Council Tax: Wiltshire Council

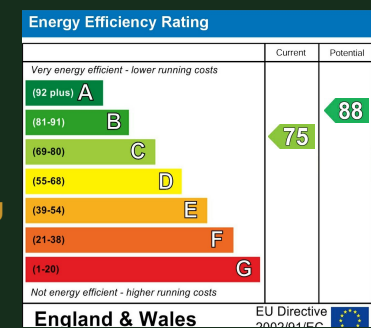
Tax Band D For year 2024/25 = £2412.03  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

### Tenure

Freehold

Management Fee: None!  
Flood Risk: None  
Internet Speeds: Up to 1000 mbps  
Electric: Mains  
Water Mains  
Waster: Mains

### Energy Efficiency Rating (England & Wales)









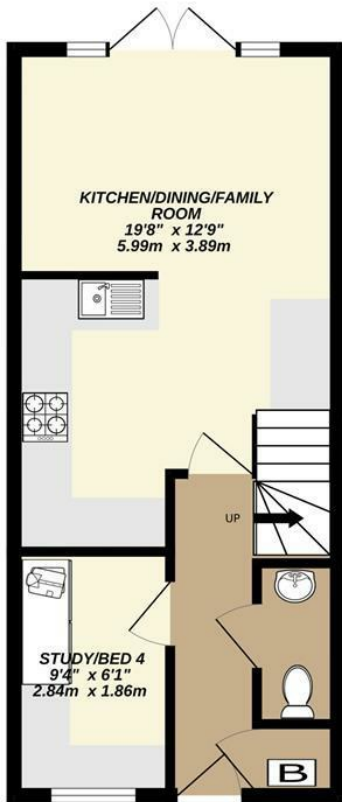




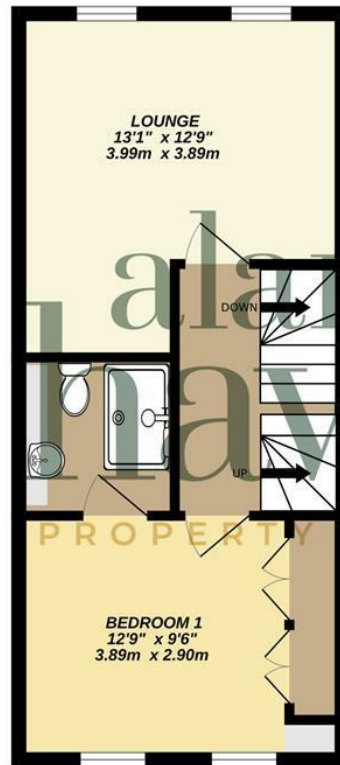




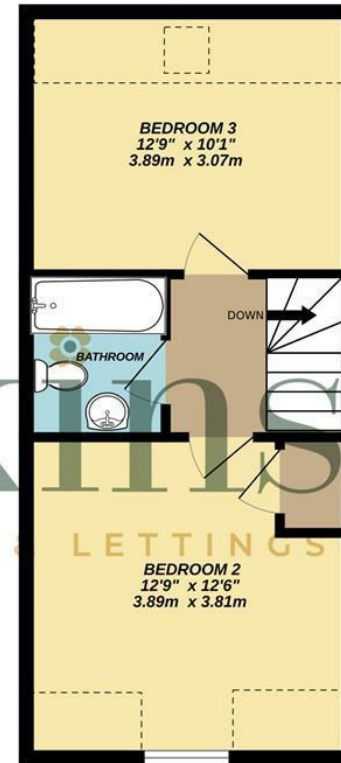
GROUND FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



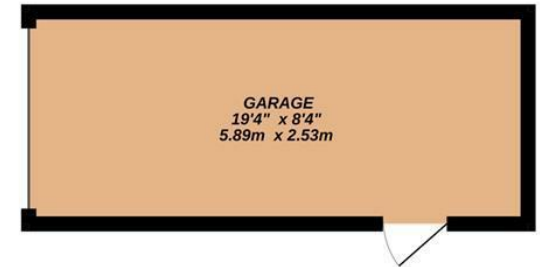
1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



GARAGE  
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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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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