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📍 4, Wiltshire Crescent Wiltshire Retirement & Leisure Village,
Royal Wootton Bassett, Swindon, Wiltshire, SN4 7PB

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📍 4, Wiltshire Crescent Wiltshire Retirement & Leisure Village, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7PB

🏠 £250,000

A spacious, very well presented, four bedroom, three bathroom, end of terrace house, forming part of the highly regarded Wiltshire Leisure Village which offers a mixture of both retirement living and tourist accommodation for the over 55's.

- Golf & Leisure Complex Designed For The Over 55's
- Spacious, End Terrace House
- Four Bedrooms
- Bathroom, En Suite Bathroom & En Suite Shower Room
- Large, Octagonal Sitting/Dining Room
- Modern, Kitchen/Breakfast Room
- Neutral Decor Throughout
- UPVC Double Glazing
- Easily Maintainable Garden
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating C



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The property benefits from neutral décor throughout and offers accommodation over three floors comprising; entrance hall with cloakroom off, large sitting/dining room with French doors opening onto the rear garden, kitchen/breakfast room with modern units and built in oven, hob and extractor, generous landing area, guest bedroom with en suite shower room with built in wardrobes, two further bedrooms with built in wardrobes and a bathroom with white suite on the first floor and a superb principle bedroom with en suite bathroom on the second floor.

Externally there is an easily maintainable paved patio garden to the rear which enjoys a lovely outlook over a green and lake beyond. Allocated parking for two cars.

Further benefits include UPVC double glazing (fitted in 2022), central heating via an air source heat pump and a recently redecorated exterior.

Please Note: This property must be a second home, although may be used for 12 months throughout the year.

Situation

Set within the grounds of 'The Wiltshire Leisure Village' offering an impressive and comprehensive range of leisure facilities to include a 27 hole golf course, 18m indoor swimming pool, air-conditioned gym, cardio theatre, exercise classes, beauty spa, restaurant/lounge and hotel. The local town of Royal Wootton Bassett is easily accessible with a bus stop directly outside; whilst the attractive market towns of Marlborough, Malmesbury and Cirencester are only a short drive. Also within 40 minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15 minutes away, and Stonehenge no more than 45 minutes. For those who love walking or cycling, the Ridgeway runs between the leisure village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world.

Property Information

Leasehold - 999 years from 2007. Ground rent and maintenance charges payable. Please note that conditions of the lease state that the property must be a second home, although may be used for 12 months throughout the year. Ground Rent & Services charges equate to approximately £4,949 per annum (this includes two golf memberships and four leisure memberships).

Air Source Heat Pump (Central Heating)

EPC Rating: C

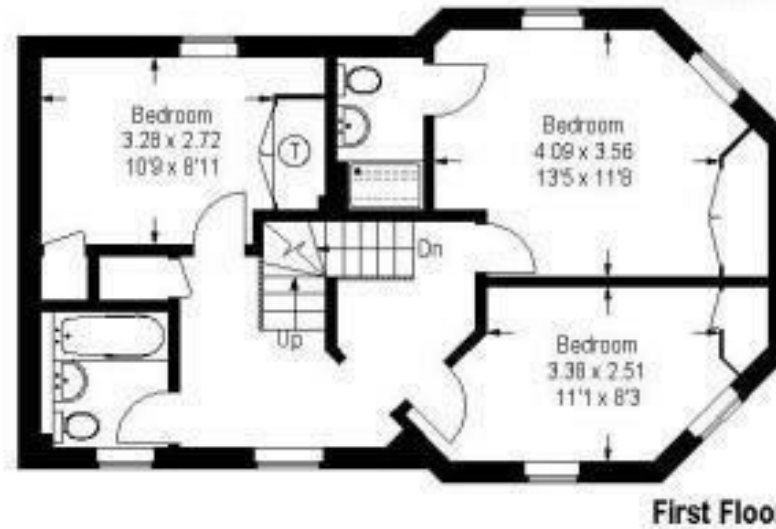
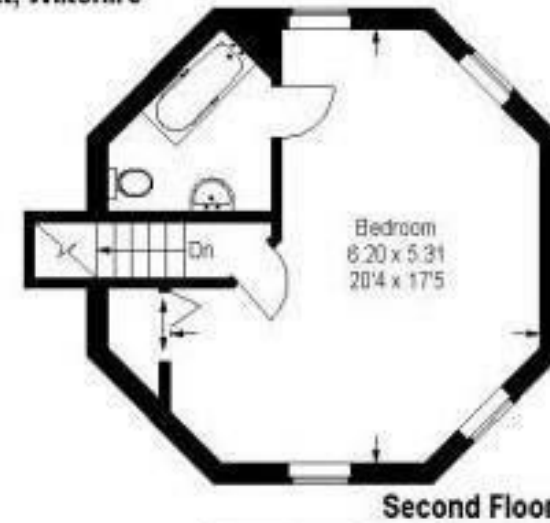
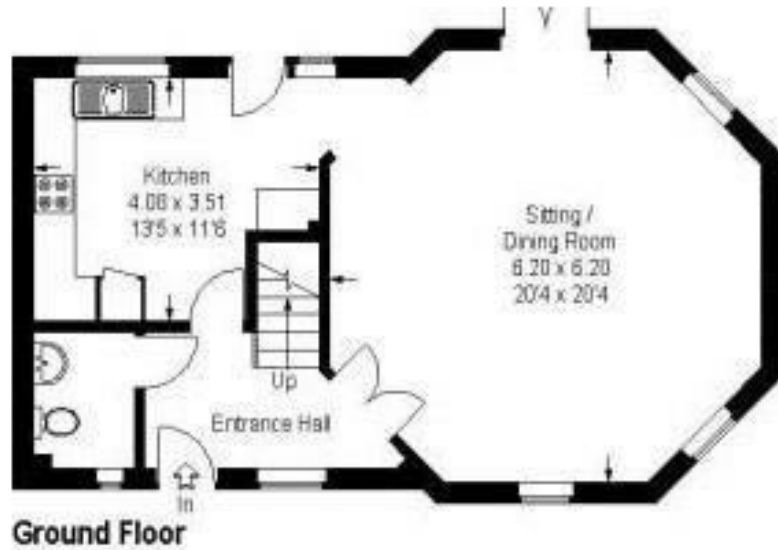
Council Tax Band: E

Mains electric and water. Private drainage.



Wiltshire Crescent, Golf & Country Club, Wootton Bassett, Wiltshire

Approximate Gross Internal Area -
152 sq.m / 1636 sq.ft



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.