



📍 3 The Drive Wiltshire Leisure Village, Vastern, Royal Wootton Bassett, Wiltshire, SN4 7PB

🏠 £179,000

A spacious three bedroom end of terrace house situated on a unique and sought after location in a semi-rural setting. It is located within the beautiful Wiltshire Leisure & Retirement Village, designed for active Over 55's.

- Three Bedroom End of Terrace Home
- 19 Ft Living/Dining Room
- Fitted Kitchen
- WC / Family Bathroom / Ensuite
- Rear Decked Seating Area
- Off-Road Parking
- Golf & Leisure Memberships

🏠 Leasehold

🏠 EPC Rating



An exciting and rare opportunity for someone to purchase a spacious three bedroom end of terrace residence within this highly regarded golf and leisure complex. The beautiful Wiltshire Leisure Village offers a mixture of both retirement living and tourist accommodation, and is designed for active Over 55's.

The property is well presented throughout and has a light and airy feel. There is a useful downstairs cloakroom, a kitchen with built in oven, hob, and dishwasher, and a large reception room to the rear with french doors opening out to a small rear decked seating area.

Upstairs, there are three well proportioned bedrooms, including a master with en-suite shower room as well as a modern family bathroom.

Externally, there is off-street parking available for two vehicles.

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 approx £4984 p/a. This cost also includes 2 golf and 4 leisure passes.

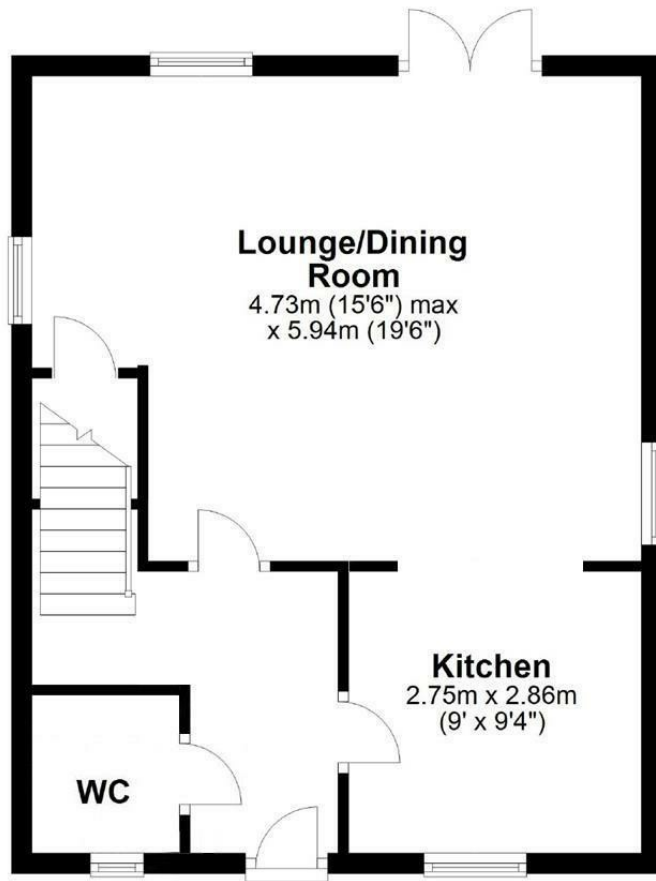
Air Source Heat Pump Heating

EPC Rating: D

Council Tax Band: D



Ground Floor



First Floor

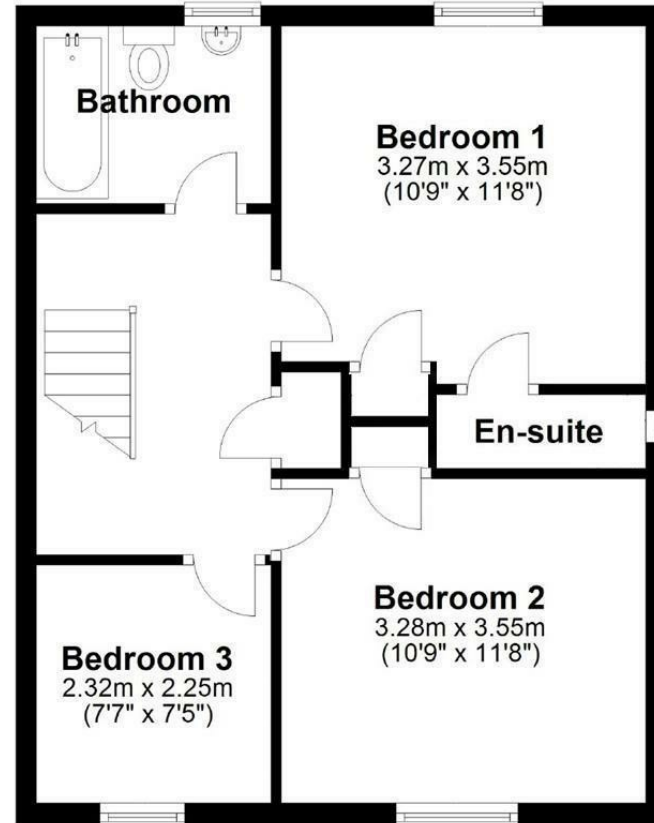


Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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.