



📍 223 Cloatley Crescent, Royal Wootton Bassett, Wiltshire, SN4 7FX

🏠 Price Guide £165,000

NO ONWARD CHAIN- Located within a modern and well-maintained residential development on the outskirts of the highly sought-after market town of Royal Wootton Bassett, this attractive two-bedroom first-floor apartment offers well-proportioned accommodation throughout and presents an excellent opportunity for first-time buyers, downsizers, and buy-to-let investors alike.

- No Onward Chain
- Well Presented Two Bedroom First Floor Apartment
- Spacious Open-Plan Living, Dining, and Kitchen Area
- Contemporary Shower Room
- Gas Fired Central Heating and uPVC Double Glazing
- Allocated Parking Space Plus Visitor Parking
- Convenient Access to Local Amenities
- Easy Access to Major Road Links Including the M4 Corridor
- Low Maintenance Lifestyle Property
- Ideal for First Time Buyers, Downsizers, or Investors

🏠 Leasehold

🏠 EPC Rating B



Situated within a modern purpose built development on the outskirts of the sought after market town of Royal Wootton Bassett, this well presented two bedroom first floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors.

Ideally located within easy reach of the town's wide range of amenities, the property also benefits from access to attractive countryside walks and scenic canal-side pathways, providing the perfect balance between convenience and outdoor living.

The apartment is accessed via secure communal entrances to both the front and rear of the building. Internally, the accommodation comprises a welcoming entrance hall with a useful built-in storage cupboard, a contemporary shower room, and an additional airing/storage cupboard. There are two well proportioned bedrooms, while the bright and spacious open-plan living area seamlessly combines the sitting room, dining space, and fitted kitchen, creating a practical and sociable environment for modern lifestyles.

Additional features include uPVC double glazing, gas-fired central heating, an allocated parking space to the rear of the building, and further visitor parking.

Situation

The historic market town of Royal Wootton Bassett has its history dating back to Saxon times, and the iconic 'house on stilts' is mentioned in the Domesday book. The modern Royal Wootton Bassett still provides a good range of local shopping and recreational facilities and continues to have a market every Wednesday, with other, more specialised markets throughout the year. There is a range of infant schools and the Royal Wootton Bassett Academy secondary school with sixth form. The town is well placed for its access to Swindon, which has a mainline railway station (London Paddington - approx. 59 minutes), and Junction 16 of the M4.

Property Information

Council Tax Band; B

Leasehold; 160 years from 2014

Mains Electricity, Water & Drainage

Electric Heating

EPC Rating; B



Ground Floor



Total area: approx. 51.2 sq. metres (551.3 sq. feet)

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