



**Beaufort Avenue, Royal Wootton Bassett, SN4 7FP**

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PROPERTY SALES & LETTINGS



- Two Bedroom Coach House
- Lounge/Diner
- Bathroom
- Tandem Carport Parking
- 3 Privately Owned Solar Panels

- 50% Shared Ownership
- Separate Kitchen
- Two Double Rooms
- Gas Radiator Heating
- No Onward Chain

# 4 Beaufort Avenue Royal Wootton Bassett, SN4 7FP

**£107,500**

A well-presented two double bedroom coach house with tandem parking beneath, available on a 50% shared ownership basis and offered to the market with no onward chain, situated towards the end of a cul-de-sac location.

The accommodation comprises a spacious 'L'-shaped lounge/dining room providing a comfortable and versatile living space, a separate fitted kitchen offering a good range of units and work surfaces, two well-proportioned double bedrooms, and a modern bathroom fitted with a shower over the bath.

Presented in good condition throughout, this appealing coach house also benefits from three solar panels, helping to reduce energy

costs. Further advantages include gas central heating, double glazing, and tandem parking for two vehicles located directly beneath the property.

Situated within a popular and well-established development, offering convenient access to local amenities, transport links, and nearby open green spaces, this property presents an ideal opportunity for those looking to step onto the property ladder and is available with no onward chain.

NB: Potential Purchasers must be in Housing need and unable to afford to buy a home on the open market with a Household income less than £80,000. Applications will be dealt with on a first come first served basis.

## Viewings

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

Cottsway need to approve any potential purchasers, and we will not permit a sale to anyone who does not meet the Help to Buy criteria.

Criteria as follows.

Applicants household income is £80,000 a year or less  
Applicant cannot afford all of the deposit and mortgage payments for a home that meets their needs.

One of the following must also be true:

Applicant must be a first-time buyer  
Applicant used to own a home but cannot afford to buy one now  
Applicant is forming a new household - for example, after a relationship breakdown  
Applicant is an existing shared owner and wants to move.  
Applicant owns a home and wants to move but cannot afford a new home that meets their needs

## Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93

For information on tax banding and rates, please call Wiltshire Council

Monthly rent: £165.37

Monthly service charge: £5.30

lease: 87 years Remaining

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available download speed

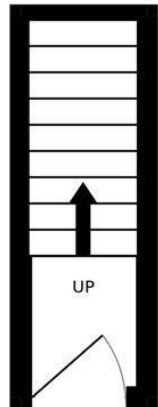


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Energy Efficiency  
Rating (England &  
Wales)**

FIRST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.

GROUND FLOOR  
34 sq.ft. (3.1 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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