

Rope Yard, Royal Wootton Bassett, SN4 7BP

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PROPERTY SALES & LETTINGS









- Desirable Location
- Far Reaching Countryside Views
- Two Double Bedrooms
- Separate WC
- Dual Aspect 19ft Living Room
- Enviable Position
- No Onward Chain
- Shower Room
- Dining Room
- Short Walk To High Street

39 Orchard Park Rope Yard
Royal Wootton Bassett, SN4 7BP

£125,000

A spacious 36ft x 20ft twin park home with garage, ideally located just a short stroll from Royal Wootton Bassett's bustling High Street and enjoying far-reaching views across the Wiltshire countryside. Offered to the market with no onward chain, this home presents an excellent opportunity for those seeking convenience and comfort in a highly desirable setting.

The accommodation comprises an entrance hall, separate WC, two well-proportioned double bedrooms each with built-in wardrobes, a shower room, a dining room, a fitted kitchen and a bright dual-aspect living room, perfectly positioned to take in the impressive southerly views.

Externally, there is a side garden leading to a private rear patio seating area. Additional benefits include uPVC double glazing and LPG heating via a back boiler.

To arrange a viewing or request further details, please contact Alan Hawkins Property Sales.





Viewings

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

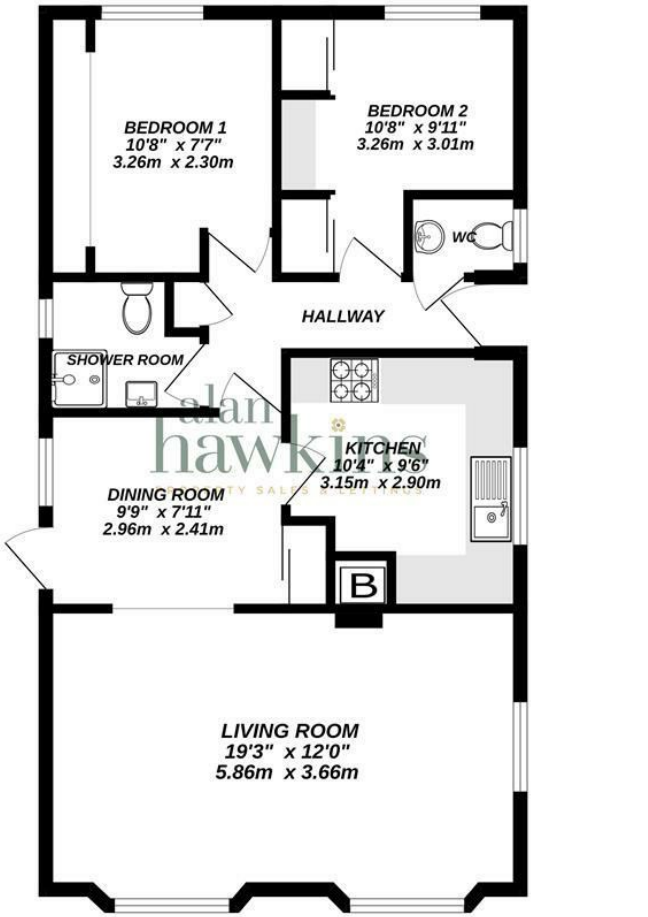
Council Tax: Wiltshire Council

Tax Band A For year 2025/26 = £1702.24
For information on tax banding and rates, please call Wiltshire Council

Management Fee

Gas: LPG Tank
Electric: Mains
Water + Waste: Mains
Internet Speeds: Possible speeds of up to 900 mbps
Flood risk: Very low
Pitch Fee for 2026 - £169.55 pcm, reviewed annually (next review 31/12/2026)

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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