



**Longleaze, Royal Wootton Bassett, SN4 8AX**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- No Onward Chain
- Corner Plot
- En-Suite Shower Room
- Two Reception Rooms
- Garage & Driveway

- Three Bedroom Detached Bungalow
- Short Level Walk To High Street
- Kitchen/Breakfast Room
- Conservatory
- Fantastic Loft Storage Space

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# 11 Longleaze

## Royal Wootton Bassett, SN4 8AX

£410,000

Occupying a generous corner plot on Longleaze and ideally positioned within a short, level walk of the town's bustling high street, this three bedroom detached bungalow is offered for sale with no onward chain and further benefits from driveway parking and a garage.

The property is approached via steps leading to the front door, opening into an internal porch which in turn leads to a spacious and welcoming entrance hallway. From here, the accommodation flows nicely throughout, with three well-proportioned bedrooms, including a main bedroom with en-suite shower room, while bedroom three enjoys direct access into a conservatory. The hallway also provides access to a cosy living room, family bathroom, a generous kitchen/breakfast room and

a separate dining room, offering versatile living space.

A rear door from the kitchen leads into an enclosed passageway, providing convenient access to the front driveway, garage and rear garden. In addition, a fold-down ladder from the hallway leads to an impressive open truss loft space measuring over 30ft, with a further door opening into a second storage area, offering excellent additional storage potential.

Externally, the bungalow enjoys an enclosed rear garden, mainly laid to lawn, providing a comfortable outdoor space to relax or entertain.

Overall, this is a fantastic opportunity for buyers to enhance, personalise and truly make their own, all within a sought-after and convenient location.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band E For year 2026/27 = £3293.98

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

### Tenure

Freehold

Gas - Mains

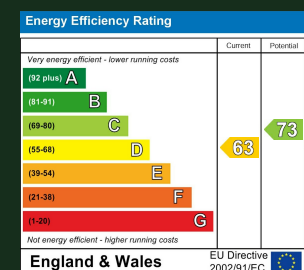
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps Full Fibre download speed available

### Energy Efficiency Rating (England & Wales)









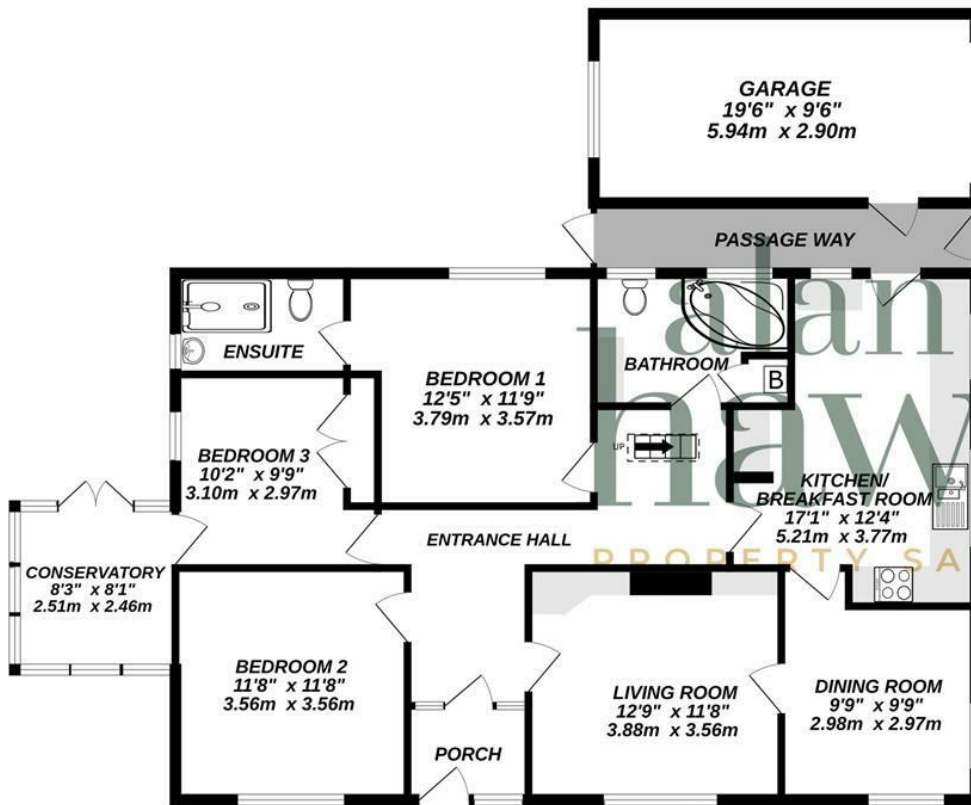




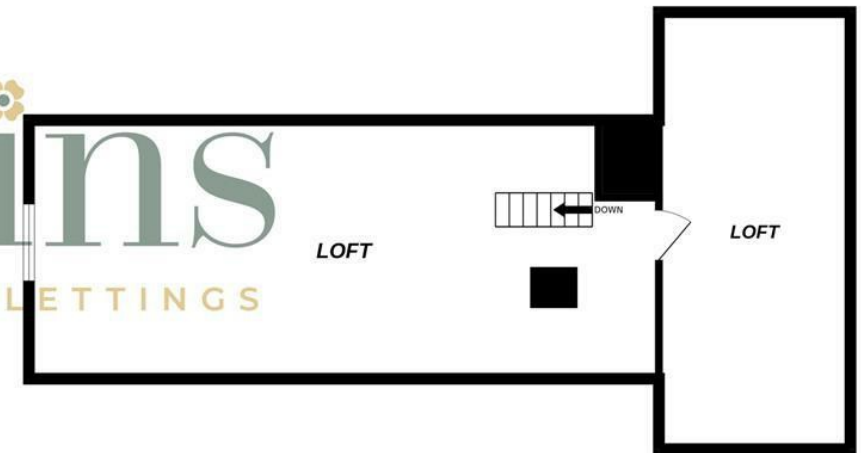




**GROUND FLOOR**  
1311 sq.ft. (121.8 sq.m.) approx.



**1ST FLOOR**  
609 sq.ft. (56.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1920 sq.ft. (178.4 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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## Alan Hawkins

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

