24, Cloatley Crescent

Royal Wootton Bassett, SN4 7FJ

Fixed Price
£88,000

richard jam

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Cloatley Crescent

Royal Wootton Bassett

Leasehold | EPC Rating - C

2 1 1

40% Shared Ownership – Stylish & Spacious Coach House Living

An exceptional opportunity to acquire this beautifully presented and generously proportioned two-bedroom semi-detached coach house, enviably positioned within a sought-after modern development in the thriving market town of Royal Wootton Bassett.

Occupying a unique elevated position above four garages, this home offers a wonderful sense of privacy along with bright, well-balanced living space throughout. Accessed via a private front entrance, the property opens into a welcoming hallway with internal access to the garage, adding both practicality and convenience.

Upstairs, the main accommodation is thoughtfully arranged around a central landing, complete with two large storage cupboards. The standout feature is the impressive 'L'-shaped living/dining area — a superb, versatile space ideal for both relaxing and entertaining — which flows seamlessly into a well-appointed kitchen fitted with a range of integrated appliances.

Daisy Costin
Director

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Both bedrooms are comfortable doubles, offering ample space for furnishings, while the modern bathroom is well-maintained and neatly finished.

Further benefits include uPVC double glazing, gas central heating, garage, a private, low-maintenance front garden enclosed by attractive brick walling and railings.

Disclaimer:

Prospective purchasers must be approved by Cottsway and meet Help to Buy eligibility criteria. Applicants must have a household income of £80,000 per year or less and be unable to afford the deposit and mortgage for a suitable home on the open market. In addition, applicants must meet at least one of the following conditions: be a first-time buyer, a former homeowner unable to buy again, forming a new household (e.g. after a relationship breakdown), an existing shared owner looking to move, or a homeowner unable to afford a property that meets their needs.

The total monthly charges for the property are £268.07, comprising rent (£241.41), service charge (£1.44), and building insurance (£25.22).

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Garage
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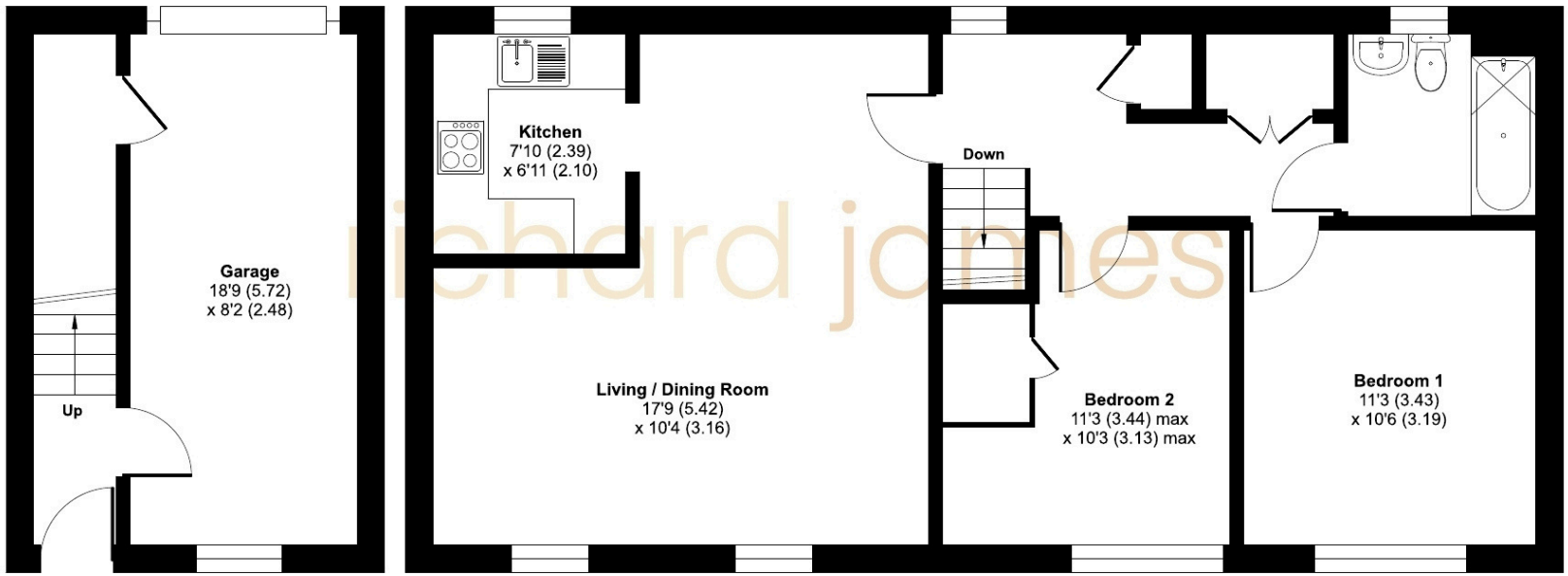
Floorplan

Approximate Area = 776 sq ft / 72 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 925 sq ft / 85.8 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Richard James. REF: 1439546

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