



**RYLANDS WAY**

Royal Wootton Bassett, Swindon, SN4 8AY

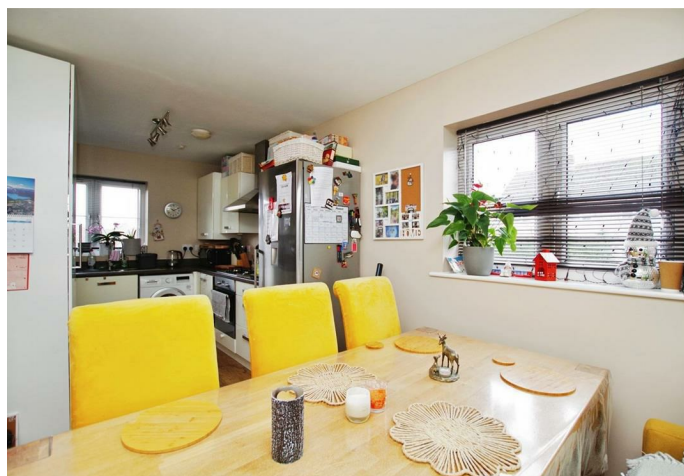
  
**PRIMARY**  
HOMES & LETTINGS



## Rylands Way, Royal Wootton Bassett, Swindon SN4 8AY

- NO ONWARD CHAIN
- Detached House
- Three DOUBLE Bedrooms
- GARAGE
- Off Road Parking
- 18ft Kitchen/Diner
- Conservatory
- En-Suite Shower To Master
- Downstairs Cloakroom
- EPC Rating - B

**Price £325,000**



\*\*\* NO ONWARD CHAIN \*\*\* Primary Homes & Lettings are pleased to offer this spacious three DOUBLE bedroom detached house located in the popular market town of Royal Wootton Bassett within easy access to the local high street with all its local amenities, schools and transport links such as the M4 motorway. The accommodation comprises of entrance hallway, cloakroom, living room, conservatory, kitchen/diner, master bedroom (with en-suite shower), two further bedrooms and family bathroom. Property also benefits from a garage, off road parking, enclosed rear garden and gas central heating. An early viewing is highly recommended.

#### **Entrance Hallway**

Stairs to first floor. Understairs cupboard. Wood flooring. Radiator.

#### **Cloakroom**

White suite comprising of wash hand basin with cupboard under and low level W.C. Extractor fan. Wood flooring. Radiator.

#### **Kitchen/Diner**

uPVC window to side and front elevation. Gloss wall and base units with rolled edge worktops over. Stainless sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Wood flooring. Radiator.

#### **Living Room**

uPVC window to front elevation. uPVC patio doors to conservatory. Wood flooring. Underfloor heating. Two radiators.

#### **Conservatory**

uPVC windows to side, rear and front elevation. uPVC patio doors to garden. Tiled flooring. Wall lights. Underfloor heating.

#### **Landing**

Loft access. Airing cupboard. Radiator.

#### **Bedroom One**

uPVC window to side elevation. Radiator.

#### **En-Suite Shower**

Obscured uPVC window to front elevation. White suite comprising of built in shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Heated towel rail.

#### **Bedroom Two**

uPVC window to front elevation. Radiator.

#### **Bedroom Three**

uPVC window to side elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to front elevation. White suite comprising of jacuzzi bath, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. LVT flooring. Radiator.

#### **Front**

Enclosed by cast iron railings. Mature hedging with paved path leading to storm porch. Outside light.

#### **Rear Garden**

Enclosed by timber fencing. Mostly laid to lawn with low maintenance shrub borders. Paved path leading to gated rear access.

#### **Garage**

Up and over garage door.

#### **Parking**

Off road parking to the front of the garage with additional parking for visitors on the road to the front of the property.

#### **Charges**

There is a management charge of £200 a year for the upkeep of the estate.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

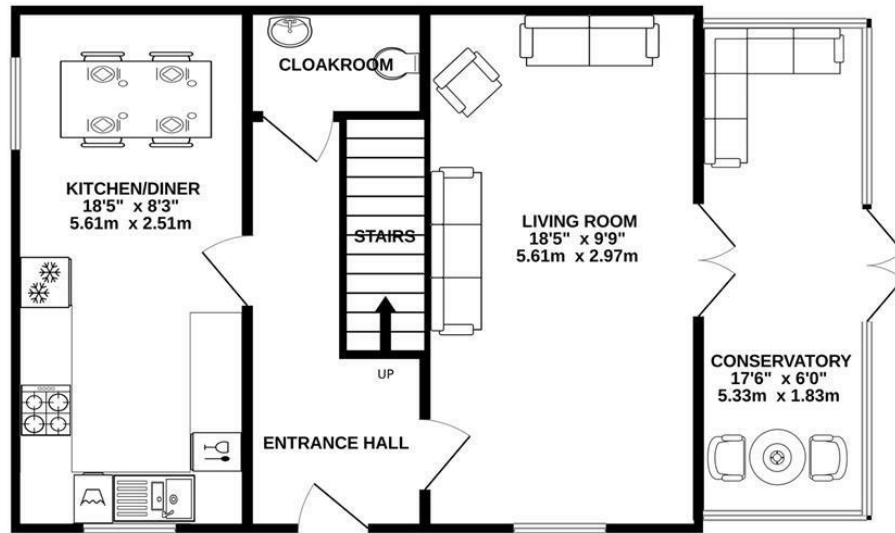
#### **Money Laundering**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

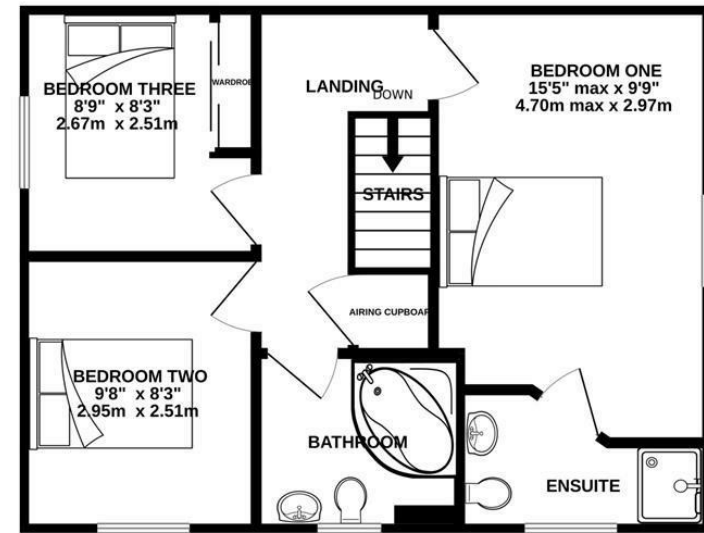




**GROUND FLOOR**  
554 sq.ft. (51.4 sq.m.) approx.



**1ST FLOOR**  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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