

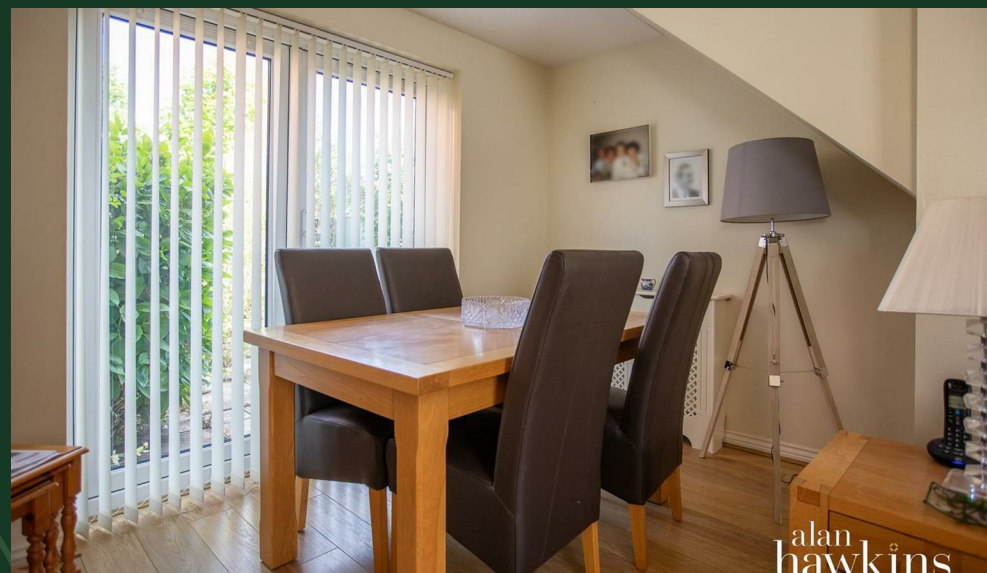


Sprats Barn Crescent, Royal Wootton Bassett SN4 7JR

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PROPERTY SALES & LETTINGS



- Three Bedroom House
- Lounge/Diner
- South-east facing Garden
- Gas Radiator Central Heating
- No Onward Chain

- Two Bathrooms
- Hallway + Cloakroom
- Allocated parking
- Close to High Street & Schools



# 42 Sprats Barn Crescent Royal Wootton Bassett. SN4 7JR

**£275,000**

Set within the highly desirable Sprats Barn Crescent development, this attractive three-bedroom terraced home enjoys a sunny south-east-facing garden and a fantastic location just moments from the High Street. Royal Wootton Bassett Academy is within easy walking distance, while Junction 16 of the M4 offers excellent commuter links nearby.

Constructed in 2003 to the popular 'Hastings' layout, the property provides generous and well-balanced living accommodation throughout. The ground floor features a welcoming entrance hall, a convenient cloakroom/WC, and a spacious kitchen/breakfast room with direct access to the rear garden. The bright dual-aspect living room incorporates a dining area and benefits from French doors opening outside,

creating an ideal space for both relaxing and entertaining.

On the first floor, the principal bedroom benefits from its own en-suite shower room, while the second bedroom comfortably accommodates a double bed. The third bedroom offers flexibility as a child's room, guest room, or home office, complemented by a modern family bathroom.

To the rear is a fully enclosed garden with gated access leading to allocated parking, along with further on-street parking to the front. Additional benefits include uPVC double glazing, gas central heating, and the advantage of no onward chain.

To arrange a viewing or request further information, contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2026/27 = £2395.63  
For information on tax banding and rates, please call  
Wiltshire Council, Monkton Park, Chippenham,  
Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Management Fee: n/a

Flood Risk: Very Low (Environmental Agency)  
Internet Speeds: Up to 1000 mbps (Ofcom)  
Gas: Mains  
Electric: Mains  
Water + Waste: Mains



## Energy Efficiency Rating (England & Wales)

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	

GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.6 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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