



The Rosary, R.Wootton Bassett, Swindon, SN4 8AZ

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PROPERTY SALES & LETTINGS



- Extended Three Bedroom Semi-Detached
- Two Spacious Reception Rooms
- Modern Bathroom
- Off Road Parking + Part Garage/Storage

- Impressive Kitchen/Breakfast Room
- Three Bedrooms
- Large Rear Garden
- Close to Schools and High Street

57 The Rosary, Royal Wootton Bassett, Swindon, SN4 8AZ

OIEO £325,000

Extended & Very Well Presented Three-Bedroom Semi-Detached Home
An extended and very well-presented three-bedroom semi-detached home, ideally positioned within a popular residential area close to the High Street and its range of amenities. Offering well-proportioned accommodation, the property benefits from a superb 15ft kitchen/breakfast room addition, separate living and dining rooms, and a useful utility room with W.C. The re-fitted kitchen and bathroom, together with a large, level rear garden, make this an appealing home for a range of buyers. The ground floor accommodation comprises a living room, separate dining room and an impressive 15ft kitchen/breakfast room, fitted with a re-fitted range of units and integrated appliances. An adjoining utility room provides additional practicality, incorporating a W.C. and access to the former garage, now utilised as a useful storage area.
To the first floor are three bedrooms and a re-fitted family bathroom. Externally, the front garden is laid to lawn, with a driveway providing off-road parking. The generous rear garden is a particular feature, offering a long, level layout with areas of patio and lawn, providing plenty of space for outdoor dining, relaxation and gardening.

Further benefits include double glazing and gas central heating via a combination boiler.

Location

The property is conveniently situated within close proximity of the High Street, offering a variety of shops, cafés, pubs, restaurants and everyday amenities. There is also a good choice of primary and secondary schooling nearby, making this a practical location for families and those looking to enjoy convenient access to local facilities.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2026/27 = £2096.18
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

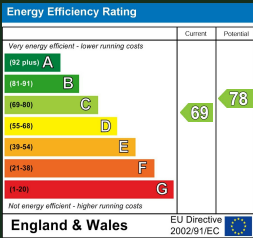
Tenure

Freehold

Flood Risk: Very Low
Internet Speeds: Up to 999 mbps
Gas: Mains
Water + Waste: Mains
Electric: Mains

Management Fee: n/a

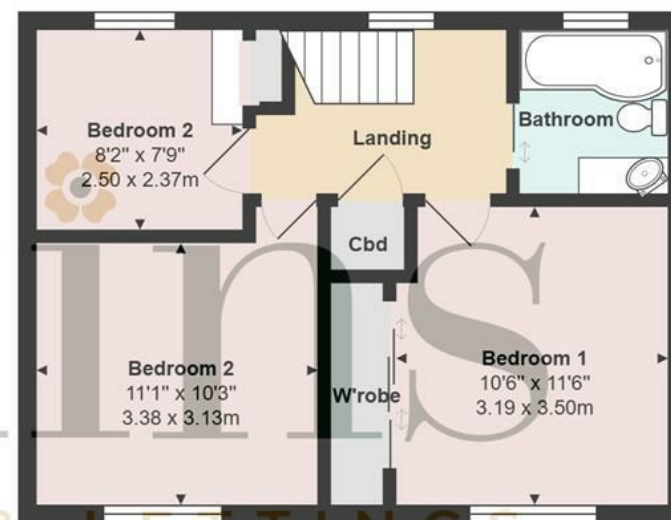
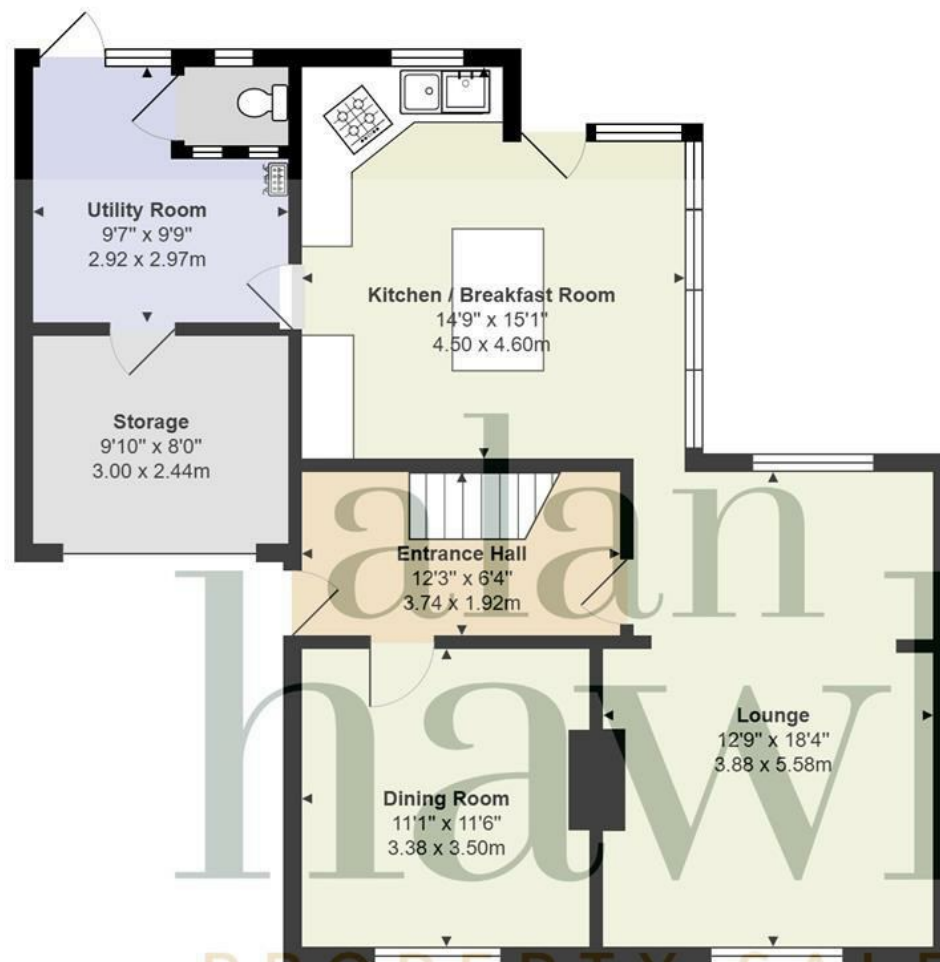
Energy Efficiency Rating (England & Wales)











Area: 846 ft² ... 78.6 m²

Area: 446 ft² ... 41.4 m²

Total Area: 1292 ft² ... 120.0 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.
 All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
 Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
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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.

