

richard
james



46, Templars Firs

Royal Wootton Bassett, SN4 7EW

Guide Price
£290,000



richard jam



Templars Firs

Royal Wootton Bassett

Leasehold

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Tucked away on Templars Firs, on the edge of the historic market town of Royal Wootton Bassett, this three-bedroom mid terrace has been carefully improved by the current owners. It's ready for its next family to move straight in.

You first notice the kerb appeal. Five-bar timber gates open onto a generous gravel driveway with plenty of off-road parking, a real advantage in this location. An entrance porch leads into the entrance hall, with a useful cloakroom off it.

The sitting room is a warm, welcoming space for family evenings. A large picture window fills it with natural light, and the focal point is a log burner set on a brick hearth beneath a solid oak mantel, which makes it especially cosy in winter. At the rear, the modern kitchen/diner is the heart of the home. It has crisp white gloss units, dark granite-effect worktops and black metro tiling. There's room for all your appliances, and the room opens straight out onto the garden, so it's easy to keep an eye on the children or host summer barbecues.



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Living Room with Logburner



Upstairs, a spacious landing leads to three well-proportioned bedrooms. The master bedroom has wood-effect flooring, a wide window and its own en-suite shower room with a heated towel rail. The refitted family bathroom is bright and modern, with a P-shaped bath, shower over and a glass screen.

Outside, the rear garden is a real highlight. It's a long, enclosed space with smart new fencing either side and a large lawn where children can run, play and explore. Next to the house, a raised deck gives you a sunny spot for outdoor dining, morning coffee or evening drinks, and there's side gate access too.

This is a home that offers more space than you'd expect, along with practicality and a great setting.

Welcome Home...



Family
Bathroom



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Rear
Gardens



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Rear
Gardens



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Gated
Driveway

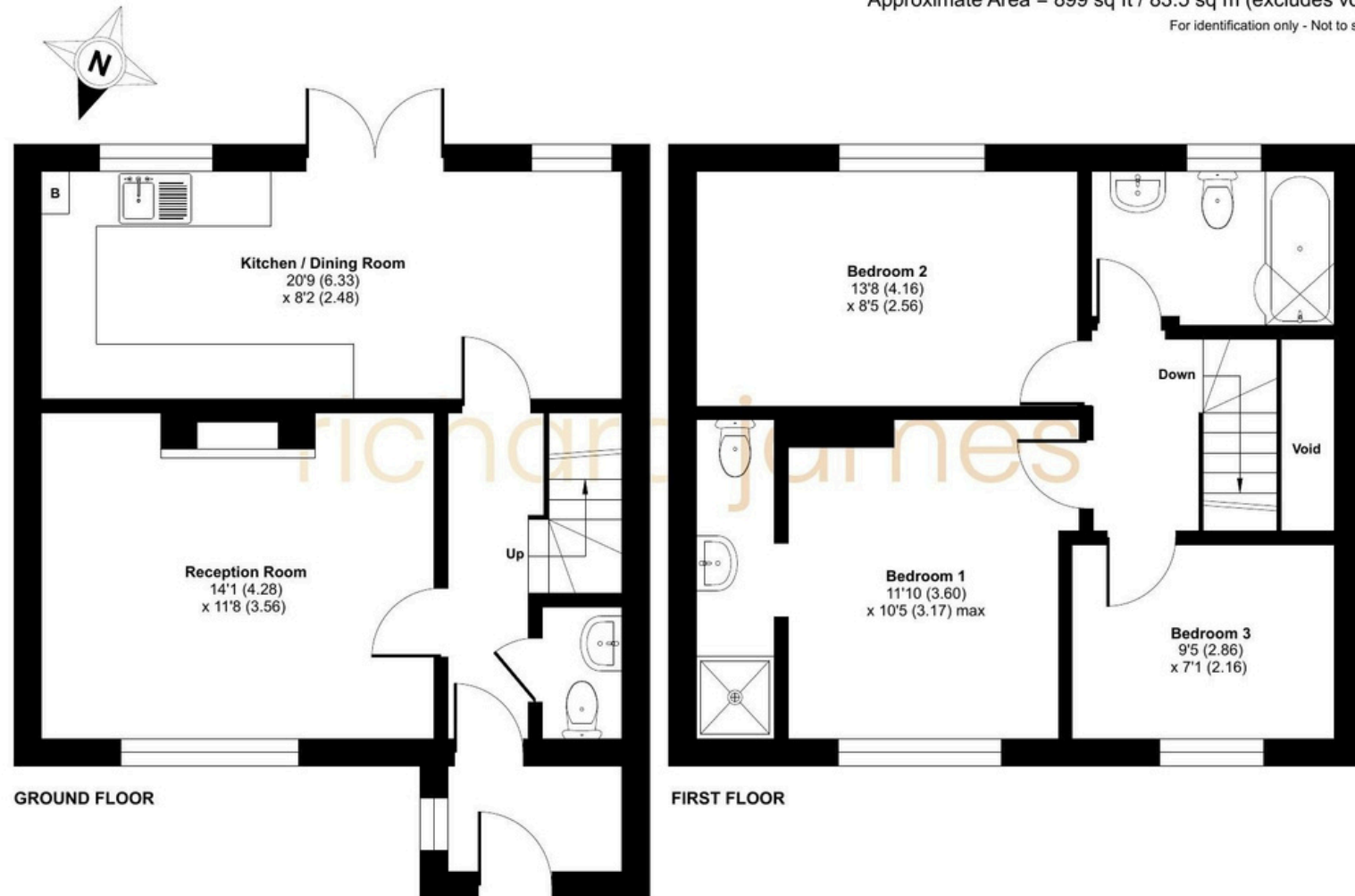


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Floorplan

Approximate Area = 899 sq ft / 83.5 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2026. Produced for Richard James. REF: 1537368

01793 855 117

rwb@richardjames.uk

139 High St | Royal Wootton Bassett | SN4 7AY

richardjames.uk

   @rjestateagent