



Royal Wootton Bassett, Swindon £345,000

An Extended & Outstanding Family Home With In Excess Of 1100 Sq Ft Of Living Space Overlooking Open



*** SALE AGREED BY MILES BYRON Real Estate *** ANOTHER WONDERFUL PROPERTY SALE HAS BEEN AGREED OVER THE MOST RECENT BANK HOLIDAY WEEKEND! ***

* VIDEO TOUR AVAILABLE ONLINE TO BROWSE *

MILES BYRON are delighted to offer

For Sale this EXTENDED, EXTREMELY STYLISH & FAVOURABLY LOCATED **END OF TERRACE FAMILY HOME** situated within the sought after small Town of Royal Wootton Bassett. The Town of Royal Wootton Bassett has the most delightful community spirit, as well as having one of the best comprehensive (Academy) schools within the South West Of England which in turn has an 'OUTSTANDING' Ofsted Report as well as a fantastic reputation (great to know if you have children and are looking to move to the area). In addition the property is located approximately 6 miles away from Swindon itself and offers close proximity to the local high street amenities (which includes: local public houses, small businesses/boutiques, doctor surgery, dentist as well as a choice of supermarkets can also be found on the 'door step'. Also conveniently located within close proximity to Junction 16 of the M4 Motorway & The Jubilee Lake and children's park area. (the perfect spot for a picnic in the Summer months, fishing or even a beautiful and tranguil area for a stroll, run or dog walk). This property provides the perfect family accommodation and exceeds in excess of 1100 square feet/104 square meters of living accommodation which can be situated over a total of three separate floors. The accommodation briefly comprises: Entrance hall, a large open plan living/dining room, utility area and cloakroom/W.C. One of the biggest attributes of this beautiful family home

(Hub/Social Place Of The Home) include the fitted kitchen which has been completed to a high specification which includes a ceramic 'Belfast' style sink, resin work surfaces, induction hob and a designer, integrated extractor over, space for an 'American' style fridge freezer and an eye level, fitted double oven/grill. To the first floor there are two of the three double bedrooms and modern family bathroom. To the second floor there is an impressive 'King Sized' bedroom which benefits from a fitted, double wardrobe and the most amazing views over a playing field, as well as far reaching countryside views in the distance which include the Ridgeway and the Broad Town White Horse. Externally there is allocated off street parking which can be found directly in front of the property itself. The property also benefits from side access which in turn leads to the professionally landscaped and fully enclosed, south facing rear garden which can be found prominently laid to Indian stone. To fully appreciate this truly amazing property, we would highly recommend you contact us as soon as possible to reserve a convenient time in our diary for you to view!

Tenure: Freehold

Parking options: Off Street Garden details: Private Garden













Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR APPROX. 50.3 SO. METRES (\$41.5 SO. FEET)

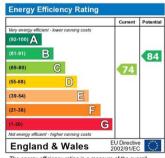


TOTAL AREA: APPROX. 104.4 SQ. METRES (1123.9 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the conveyt and vision for the properties selvertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are non intended to form part of any contract or warranty.

Plan produced using Plantly.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

