



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 tranquil
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



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 SQ. METRES (541.5 SQ. FEET)



FIRST FLOOR
APPROX. 31.1 SQ. METRES (334.3 SQ. FEET)



SECOND FLOOR
APPROX. 23.1 SQ. METRES (248.1 SQ. 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 concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.
Plan produced using PlanUfy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) 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
	74	84

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.



Viewing by appointment only
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