



**Royal Wootton Bassett**  
**Guide Price £385,000**

3 bedroom semi-detached house for sale | Freehold

\*\*\* A NEW HOME INCENTIVE \*\*\* ALL BUYERS ON THESE HOMES BENEFIT FROM A 50% CONTRIBUTION TOWARDS THEIR STAMP DUTY COST \*\*\* (T&C's Apply).

\*\*\* Prices From £370,000 \*\*\* Only 3 Homes Remaining \*\*\*

An Impressive & Exclusive Selection Of Brand New Semi Detached Homes Located Within The Sought After Town Of Royal Wootton Bassett. Only 4 Homes Built To The Same High Specification. Attributes Include: Garage + Driveway Parking, 3 Good Size Bedrooms, En-Suite Shower Room To The Main Bedroom, A Family Sized Bathroom, Downstairs W.C., To The Ground Floor Of Each Property There Is An Eco-Friendly & Isolated Underfloor Heating System & To The First Floor There Are Radiators To All Rooms. Each Property Has A 10 Year New Build Warranty & Roof Line/Inset Solar Panels. All Rear Gardens Are Fully Enclosed & Have Been Professionally Landscaped & Boast A SOUTH FACING ASPECT. All Homes Include: Integrated Appliances In The Kitchen & All Floor Coverings Throughout. All Garages Have The Added Bonus & Include: Power & Lighting + A Personal Door Which Leads Directly From The Rear Garden Into The Garage Itself. In Addition Each Property Has An Electric Car Power Point Which Is Mounted To The Front Of Each Garage.

Located Within Vibrant Town Of Royal Wootton Bassett - Originally A Saxon Holding In the year 681 'Wodeton', eventually passing to Lord Of The Manor 'Alan Bassett in the year 1200.

Royal Wootton Bassett has lots to love and offer and in turn provides a superb sense of community spirit and in our professional opinion is one of the most favorable places to live within the North Wiltshire area. The town also provides some fantastic travelling routes such as excellent access to Junction 16 of the M4 Motorway as well as being approximately 7 miles away from Swindon Town Centre, The Designer Outlet Village and the Railway Station. It also has one of the most reputable secondary schools within the South West Of England which can be found within a short walk/commute away. In addition you have the convenience & pleasure of being within close proximity to Jubilee Lake which benefits from having a natural habitat of wildlife, woodland as well as a tranquil setting for keen anglers and those who wish to walk the dog or simply a stroll or run around the lake and park. A perfect day out with the family!

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.

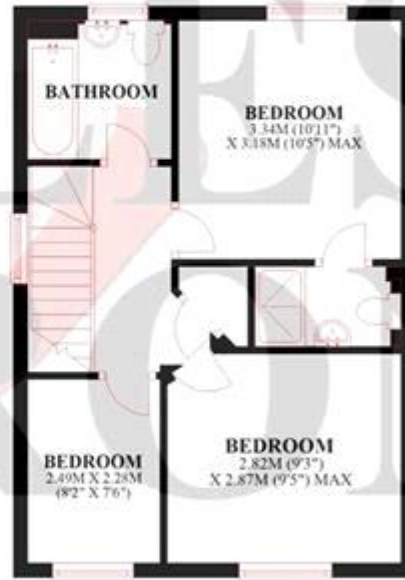
### GROUND FLOOR

APPROX. 46.2 SQ. METRES (497.8 SQ. FEET)



### FIRST FLOOR

APPROX. 39.2 SQ. METRES (422.3 SQ. FEET)



**TOTAL AREA: APPROX. 85.5 SQ. METRES (920.2 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 PlanU's.

