



**Orchard Mead, Woodshaw, Royal Wootton Bassett**  
**Guide Price £220,000**

\*\*\* Woodshaw, Royal Wootton Bassett - Cul-De-Sac Position \*\*\* The Perfect First-Time/Investment

\*\*\* Woodshaw, Royal Wootton Bassett  
- Cul-De-Sac Position \*\*\* Far  
Reaching Countryside Views From  
The Main Front Bedroom. The Perfect  
First-Time/Investment Purchase \*\*\* 2  
Good Size Bedrooms + First Floor  
Bathroom \*\*\* Kitchen/Dining Room  
With Access To The Rear Garden \*\*\*  
Living Room \*\*\* Attributes include:  
UPVC double glazing, gas radiator  
central heating, rear garden and  
driveway parking to the front aspect for  
C.1 Vehicle.

The 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!

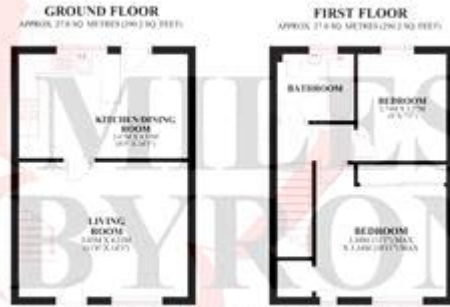
MOTIVATED SELLERS: THE  
HOMEOWNERS OF THIS  
DELIGHTFUL HOME HAVE NOW  
FOUND A PROPERTY THEY WISH TO  
PURCHASE!

**Purchase \*\*\*\* 2 BEDROOMS \*\*\*\* Attributes include: UPVC double glazing, gas radiator central heating, rear garden and driveway parking to the front aspect. | Freehold**

Council Tax Band: B (Wiltshire  
Council)  
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.



TOTAL AREA: APPROX. 53.9 SQ. METRES (580.3 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property advertised only. They should not be considered to give a general impression of the proposed house only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanIt.

GROUND FLOOR  
APPROX. 27.6 SQ. METRES (296.2 SQ. FEET)



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FIRST FLOOR  
APPROX. 27.6 SQ. METRES (296.2 SQ. FEET)

