



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

*** Cul-De-Sac Position *** The Perfect First-Time/Investment Purchase *** 2 BEDROOMS *** Attributes

*** 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!

include: UPVC double glazing, gas radiator central heating, rear garden and driveway parking to the front aspect. | Freehold **SOLD**

Council Tax Band: B (Wiltshire Council)
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.



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. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanIt.

GROUND FLOOR
APPROX. 27.0 SQ. METRES (286.2 SQ. FEET)



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FIRST FLOOR
APPROX. 27.0 SQ. METRES (286.2 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	72	
(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

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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