



Skew Bridge Close, Royal Wootton Bassett
Guide Price £350,000

An EXTENDED LINK DETACHED home boasting: cloakroom/W.C, 2 SEPARATE RECEPTION ROOMS,

MILES BYRON are delighted to offer For Sale this well presented, LINK DETACHED family home. This delightful property has been EXTENDED & boasts: entrance hall, cloakroom/W.C., TWO SEPARATE RECEPTION ROOMS, kitchen + utility room. To the first floor there are 4 BEDROOMS (newly fitted en-suite shower room to the main bedroom) & bathroom. Externally there are front and fully enclosed rear gardens, driveway providing off street parking & a SINGLE GARAGE.

The desirable town of 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 & Old Town, 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!

Council Tax Band: C (Swindon Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains

KITCHEN + UTILITY ROOM. TO THE FIRST FLOOR THERE ARE 4 BEDROOMS + NEWLY FITTED EN-SUITE SHOWER ROOM TO THE main bedroom & bathroom. Front & rear gardens, driveway + garage | Freehold

Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



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. 179.2 SQ. METRES (192.9 SQ. FEET)



TOTAL AREA: APPROX. 91.3 SQ. METRES (92.9 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(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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