



1 Bath Road
Royal Wootton Bassett



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Royal Wootton Bassett
SN4 7DF

Built in the early 1900's an extended substantial fully detached house offering versatile accommodation with adjoining self contained annex.

- Detached Family Home • Three Reception Rooms • Refitted Kitchen/Breakfast • Conservatory/Family Room • Two Bathrooms • Separate Annex • Large Gardens • Ample Parking • No Onward Chain •

£430,000



Description

*** OPEN HOUSE EVENT*** ***SATURDAY 24TH JUNE
11AM-12.30PM***

*** CALL NOW TO BOOK A VIEWING 01793 853366***

Built in the early 1900's an extended substantial fully detached house offering versatile accommodation with adjoining self contained annexe. The property comprises, living room with feature fireplace, dining room/office, spacious re fitted kitchen/breakfast room opening out into the conservatory/family room, utility room, oak flooring to all ground floor rooms, on the first floor the master bedroom has an en suite bathroom, three further double bedrooms and family bathroom. The annexe comprises of kitchen, shower room, double bedroom and living/dining room and has its own entrance. The property is approached via gated entrance leading to the ample parking for several vehicles with large gardens mainly laid to lawn. Situated at the bottom of the High Street on a corner position and offered with No Onward Chain.

Situation

The historic market town of Royal Wootton Bassett has its history dating back to Saxon times, and the iconic 'house on stilts' is mentioned in the Domesday book. The modern Royal Wootton Bassett still provides a good range of local shopping and recreational facilities, and continues to have a market every Wednesday, with other, more specialised markets throughout the year. Royal Wootton Bassett has a range of infant/junior schools, and the Academy with sixth form college. The town is well placed for it's access to Swindon, with its mainline railway station, and Junction 16 of the M4.

Directions

From our offices proceed from the High Street and continue down the hill, take the first turning left into New Road and then turn directly right through the double gates to number 1 Bath Road.

Services & Council Tax

Council Tax Band E



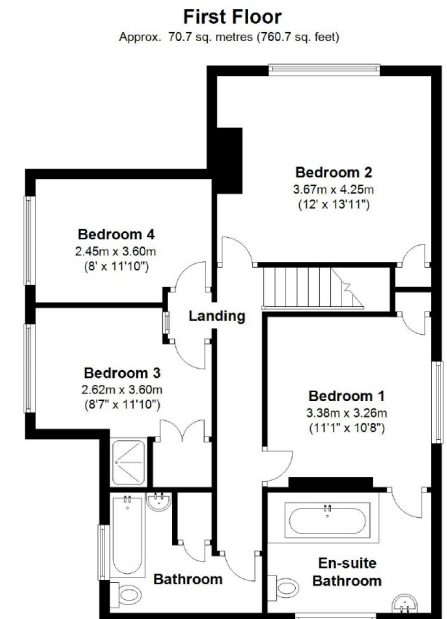
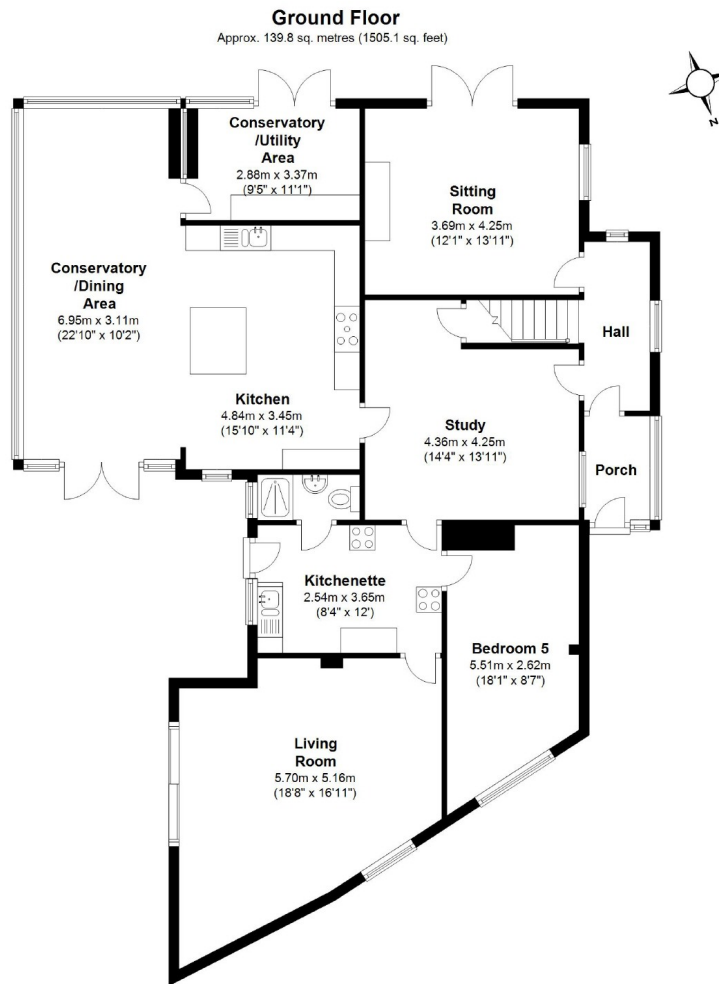
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Total area: approx. 210.5 sq. metres (2265.7 sq. feet)

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strakers.co.uk

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