



**Downs View, Royal Wootton Bassett**  
**Guide Price £135,000**

\* Being SOLD via Secure Sale Online Bidding/Auction. T & C's Apply \* Chain Free \* Terraced Bungalow

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\* Vacant Possession/Chain Free

\* Terraced Bungalow With Scope For Improvement

\* Elevated Position

\* Far Reaching & Pleasant Views To The Front Aspect

\* 2 Generous Size Bedrooms

\* Living Room, Kitchen, Utility/Lobby Area, Shower Room

\* Gas Radiator Central Heating & UPVC Double Glazing

\* On Street Parking (First Come Basis)

\* Popular Location (On The Fringes Of Swindon)

\* Close Proximity To Amenities & Superb Access To Major Road Links Such As Junction 16 Of The M4 Motorway.

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

with Scope For improvement ~ Far Reaching & Pleasant views To The Front Aspect ~ 2 Generous Size Bedrooms \* On Street Parking (First Come Basis) | Leasehold

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: Leasehold (88 years)  
Service Charge: £18.58 per month  
Electricity supply: Mains  
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.

