



**The Wiltshire Leisure Village, Royal Wootton Bassett
SN4 7PB**

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PROPERTY SALES & LETTINGS



- 4 Bedroom Holiday Home/2nd Home
- 20ft x 20ft Octagonal Living Room
- ** 2 Golf and 4 Leisure Passes **
- Air Source Heat Pump Central Heating

- Set in the grounds of the Wiltshire Leisure Village
- 3 Bathrooms
- uPVC Replacement Double Glazing
- Just a short drive from Royal Wootton Bassett

1 Wiltshire Crescent, The Wiltshire Leisure Village, Royal Wootton Bassett SN4 7PB

£280,000

NB:

Planning and use: The property is currently subject to the existing holiday/second-home restriction. A Lawful Development Certificate application is being pursued in relation to its long-standing residential occupation, with the aim of regularising its use as a permanent residential dwelling. The outcome of the application is currently pending and should be considered by prospective purchasers when assessing the property.

For further information or to arrange a viewing, call Alan Hawkins property Sales.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3021.75

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Leasehold - Residual of a 999 Year Lease

Management Fee

Ground Rent: £926 per qtr

Management Fee: £443.50 per qtr

2 Golf Passes + 4 Leisure Passes included.

Water: Mains

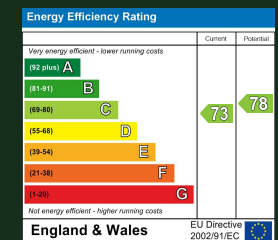
Waste: Privately Shared Waste Management System

Electric: Mains

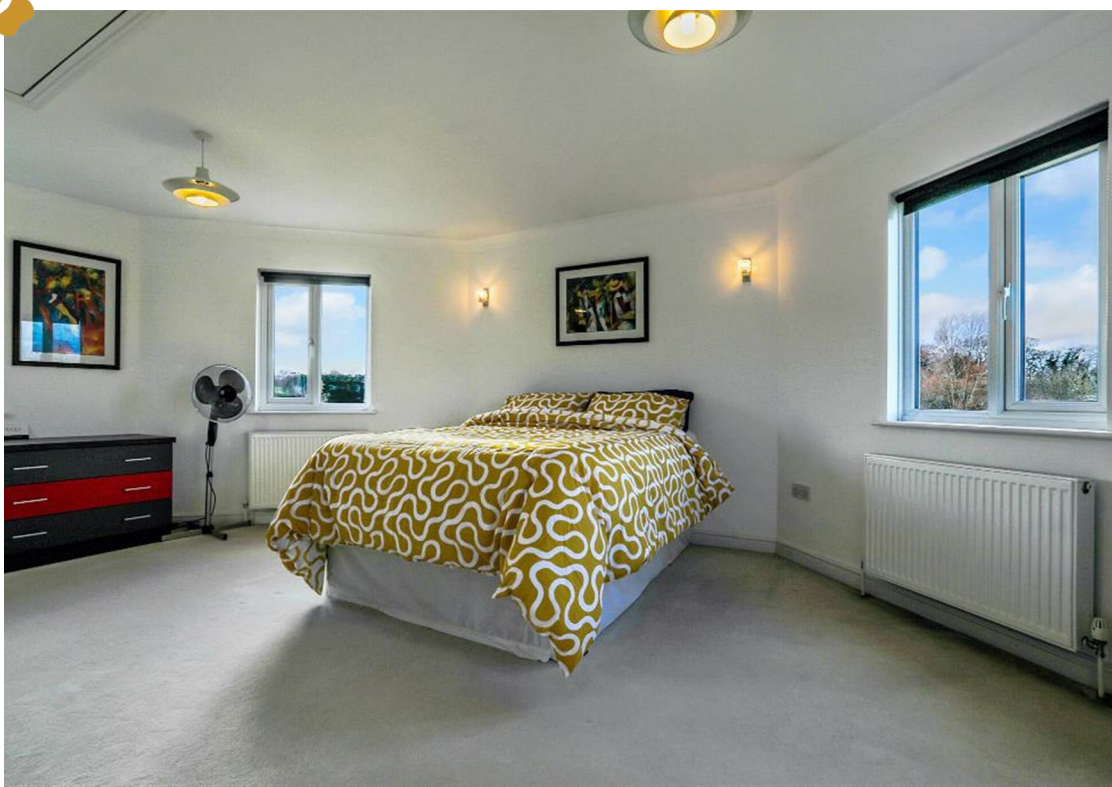
Flood Risk: Very Low (Environmental Agency)

Internet Speeds: 95% chance of up to 1000 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)

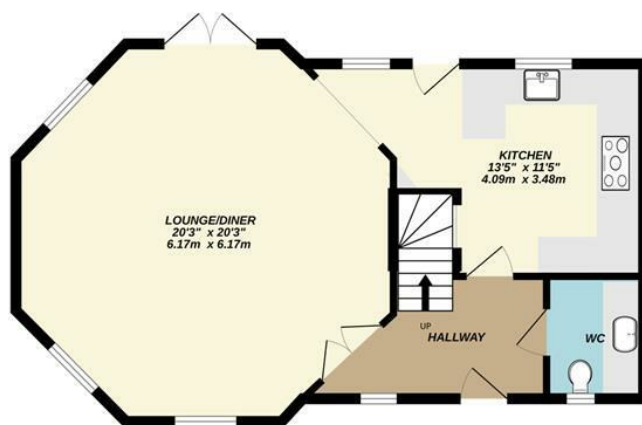




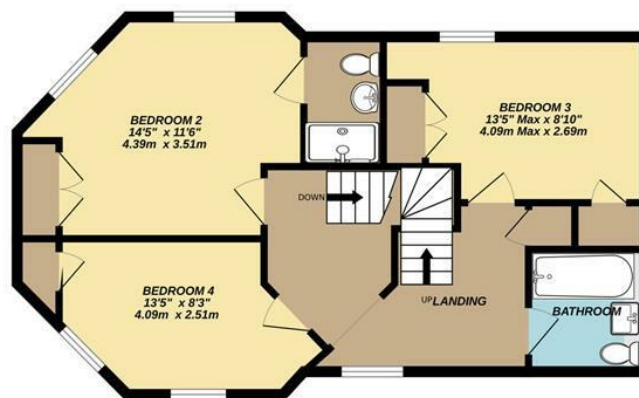




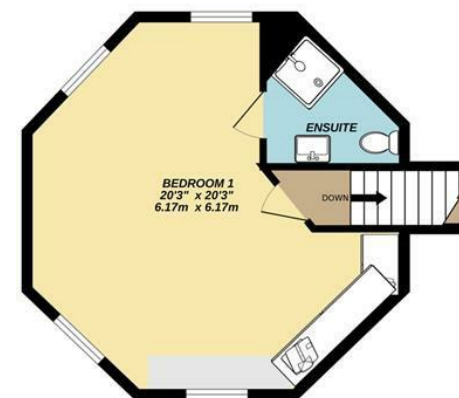
GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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