



139A, High Street, Royal Wootton Bassett, SN4 7AY

**Guide Price £140,000**

**richard james**

Village & Country Homes



## 139A High Street

Royal Wootton Bassett

Leasehold | EPC Rating - C



Two-Bedroom, Split-Level, Grade II Listed Apartment – High Street, Royal Wootton Bassett

Located in the heart of Royal Wootton Bassett on the highly sought-after High Street, this well presented two-bedroom split-level apartment offers an exceptional blend of space, light, and convenience in a prime central location.

The property is accessed via a private entrance hall, leading to a spacious and versatile open-plan kitchen/diner/living area on the lower level – a bright and welcoming space ideal for modern living and entertaining. The apartment benefits from an abundance of natural light throughout.

Upstairs, the property comprises two generous double bedrooms and a well-appointed bathroom featuring both a bath and overhead shower. The property has been recently redecorated making it ready for immediate occupation.

Positioned directly on the High Street, the apartment enjoys unbeatable access to a wide range of local amenities, cafes, shops, and services right on the doorstep. Parking is available on the High Street or via nearby permit parking options.

Commuters are well served, with excellent access to the M4 motorway corridor and strong rail connections available via nearby Swindon, providing direct links to London, Bristol, and beyond.

This property also represents a fantastic investment opportunity, with strong rental demand in the area. The estimated monthly rent is approximately £995-£1,000pcm achieving an attractive yield of 8.6%.

A superb opportunity for first-time buyers, investors, or those seeking a well-located home in a thriving market town.

Welcome home...

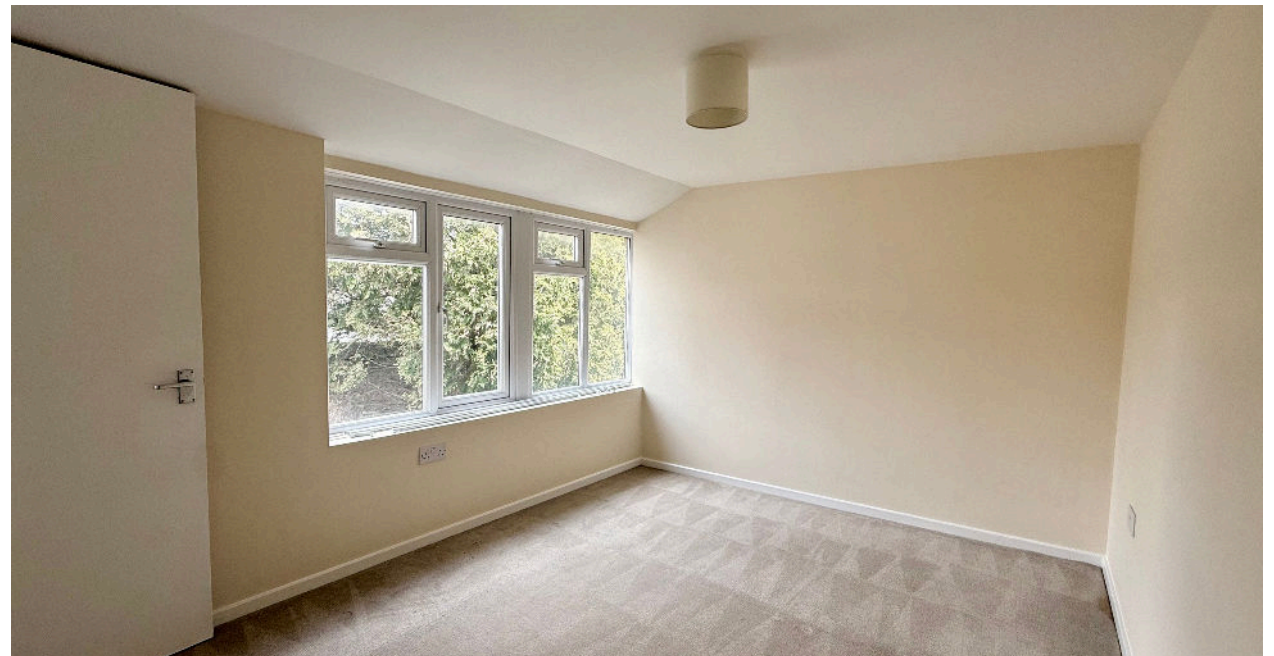


Leasehold:

Service Charge; no fees payable

Ground Rent: no fees payable

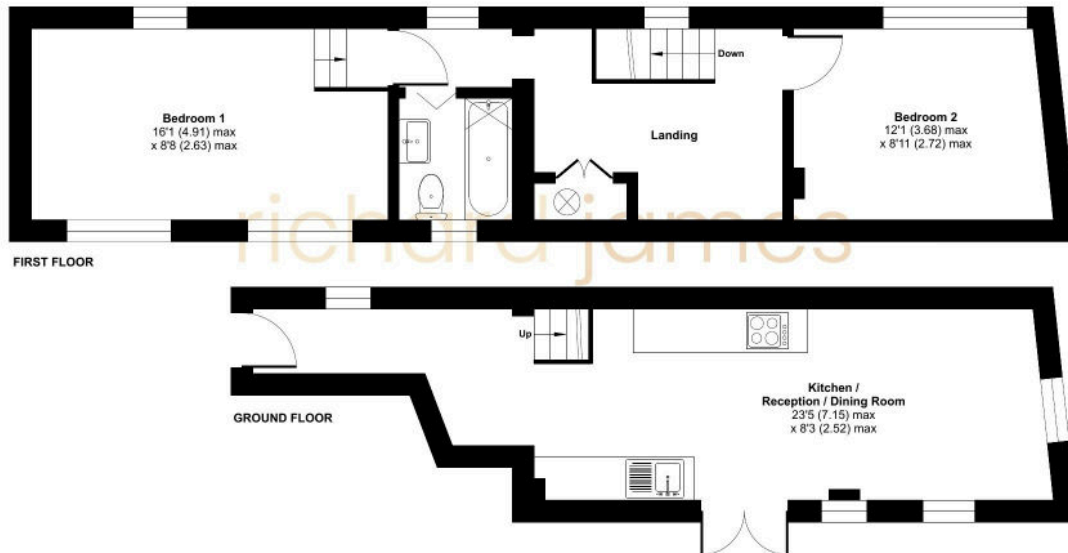
Lease Length: 125 years





## Floorplan

Approximate Area = 643 sq ft / 59.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2028. Produced for Richard James. REF: 1448478

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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