





📍 25 Reeves Road, Devizes, Wiltshire, SN10 3UB

🏠 Guide Price £275,000

A well-presented 3-bedroom end of terrace home, in a well-established residential area of Devizes. This ideal first time buyer/downsizer home is offered to the market with no onward chain.

- 3-bedrooms
- End of terrace home
- NO ONWARD CHAIN
- Private south facing fully enclosed rear garden
- Garage and allocated parking
- Well-established residential area
- Ideal for first time buyers/downsizers
- En-suite to principal bedroom
- Large reception room

🏡 Freehold

🏠 EPC Rating C





A 3-bedroom, end of terrace home, in a popular, well-established residential area, on the outskirts of Devizes. This home will be ideal if you are looking for your first step on the property ladder or looking to downsize.

Entering through the front door on the ground floor, an entrance hallway greets you, with a downstairs W/C on your right hand side. To your left hand side of the entrance hallway is the modern kitchen, with a range of floor & wall mounted units, breakfast bar, electric oven, induction hob and space for further appliances. To the rear of the home is a generous, dual aspect, living/dining room with storage under the stairs. Allowing ample space for relaxing/dining and flooded with natural light from the window and French style patio doors, which gives you access to the rear garden as well.

There are 3-bedrooms on the first floor, the principal double bedroom boasts an en-suite shower room and built in wardrobes, while bedroom 2 has an outlook over the garden to the rear and bedroom 3 more suited to a child's bedroom/dresser/study.

Externally, there is an enclosed, easily maintainable, south facing, rear garden with side access, a single garage in a block to the rear, with an access door from the garden and parking in front.

#### **Situation**

Reeves Road is situated in a popular location on the edge of Devizes with wonderful countryside walks on the doorstep. It is also conveniently set within easy walking distance of the bustling town centre with its wide variety of shops, boutiques, café's, restaurants and other facilities and services. This historic market town has many other amenities including a leisure centre, schools for all ages, various supermarkets, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal provides good fishing and walking whilst the major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property information**

All mains services are connected.

Tenure: Freehold

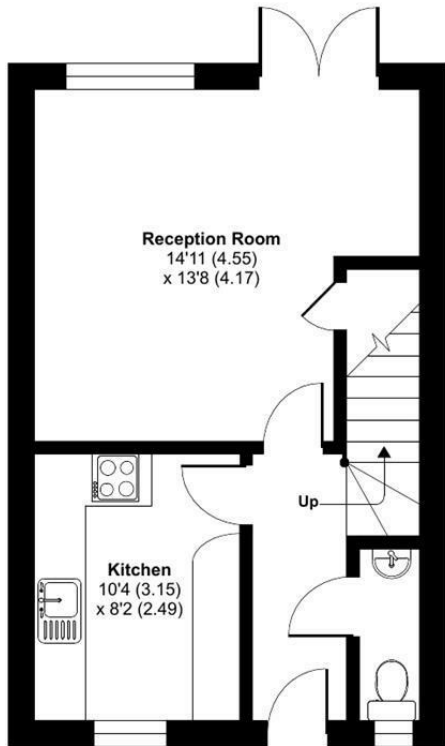
EPC rating: C

Council tax band: C

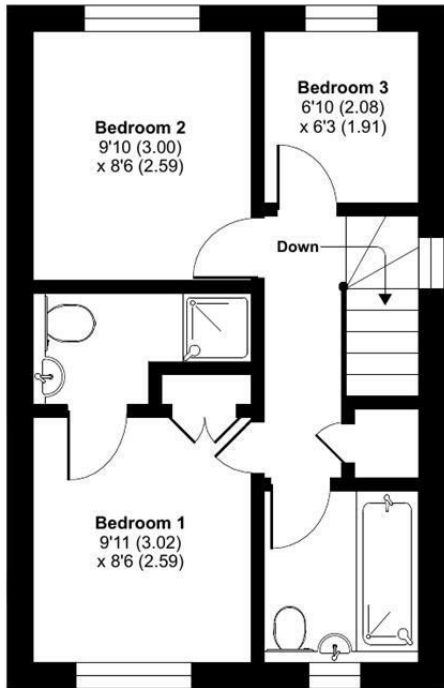


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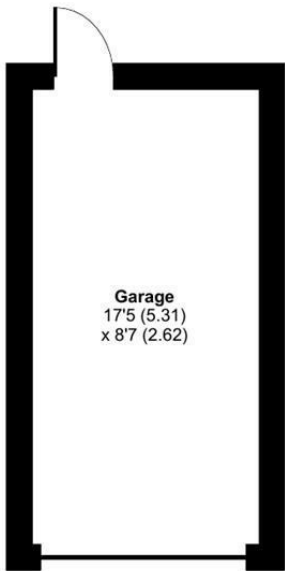
Approximate Area = 734 sq ft / 68.1 sq m  
Garage = 156 sq ft / 14.4 sq m  
Total = 890 sq ft / 82.6 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1175689

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