



Bath Road
Devizes, SN10 2AN

STRAKERS

1, Trafalgar Place Bath Road, Devizes,
Wiltshire, SN10 2AN

Built in 1855, a stunning example of a four storey character town house in the heart of Devizes

- Three Bedrooms
- Four Storey Town House
- 1855 Built
- Grade II Listed
- Views of Canal
- Excellent Finish
- Beautiful Gardens
- Close to Town
- Plenty of Parking and Single Garage
- NO CHAIN

Guide Price £575,000



Believed to have been built in 1855 by the Naval admiral Joseph Needham Tayler, this stunning and charming home is a quintessential example of a town house rich in character and history, combined with the perfect balance of contemporary and cosy living internally spread over four floors. With significant improvements made to the house between 2006 and 2010, including new wiring throughout, an updated bathroom with a unique statement slipper bath, a travertine stone floor throughout the kitchen diner, the house presents very nicely and will make the perfect family home for someone looking for convenience, luxury living whilst retaining character features.

On the lower ground floor is the recently designed and installed kitchen which has a range of wall and floor units, a centre piece island with bespoke surface and a NEFF slide and hide integrated oven. Open plan to a dining area, the room makes for a lovely entertainment space and with windows and access, is light and airy. Leading from the kitchen is an arched boot room leading out into the rear garden via some steps. With a separate cupboard space off this, it could also be used as a wine cellar space.

On the ground floor is a sitting room and further reception room with the staircase leading up centrally.

On the first floor is the master bedroom and a family bathroom.

On the second floor are two further double bedrooms and a shower room.

The garden is well thought out and designed masterpiece with a variety of well established plant and vegetable areas and a patio area to the rear overlooking the canal. There is adequate parking to the front shared with the house next door and large single garage.

Notable inclusions include Defra approved wood burning stoves in the lounge and study area with listed planning consent in place. There is a water softener in the plant room and a water heater tank with pump which ensures high pressure water on the top floor.

The property is offered with no onward chain

Situation

Trafalgar Place is only a short walk from amenities and enjoys views over the famous Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The range of amenities include a choice of supermarkets, shops, a modern leisure centre with indoor swimming pool, public library, and schooling for all age groups. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

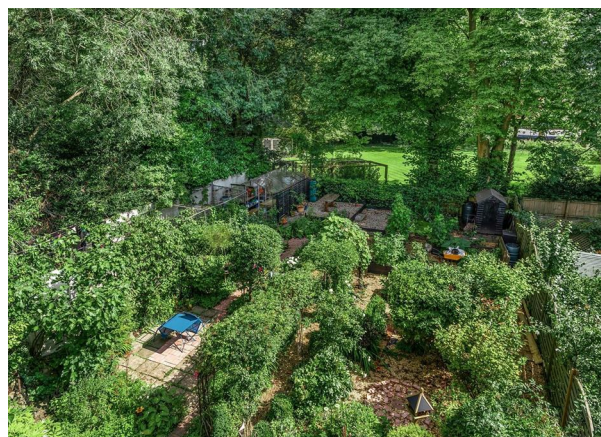
Property Information

Tenure: Freehold

Council Tax Band: E

Services: Mains Services

Grade II Listed



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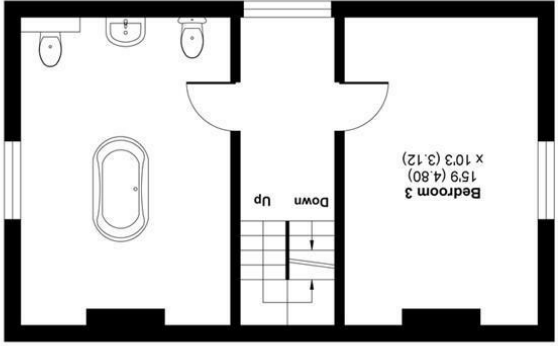
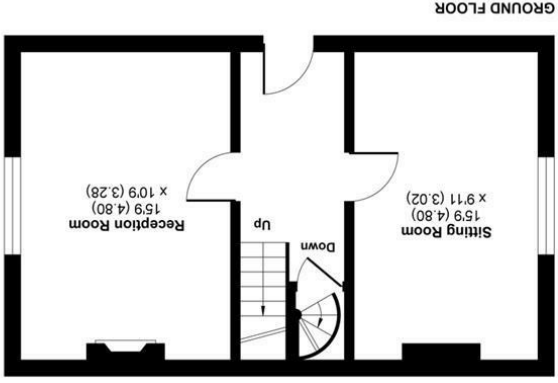
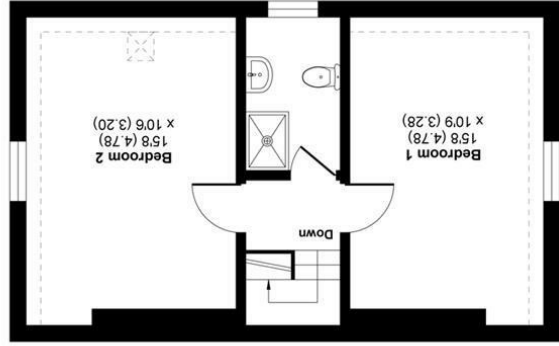
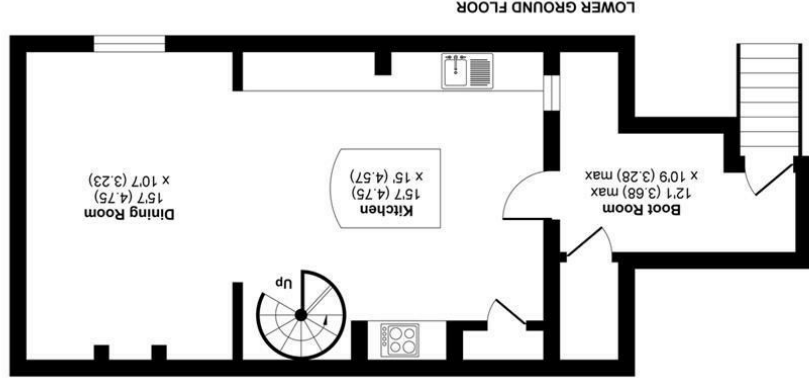
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Strakers. REF: 752563



Denotes restricted head height

Approximate Area = 1739 sq ft / 162 sq m
Limited Use Area(s) = 38 sq ft / 4 sq m
Total = 1777 sq ft / 166 sq m

For identification only - Not to scale

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