



📍 5 Avon Road, Devizes, Wiltshire, SN10 1PR

🏠 Guide Price £345,000

A charming extended 1930s family home with a well presented interior and a lovely private garden.

- Attractive 1930s Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Additional Conservatory
- 15ft Stylish Refitted Kitchen
- Separate Utility Room
- Contemporary bathroom Plus Additional Shower Room
- Driveway Parking For 2-3 Cars
- Easy Walking Distance Of Town
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



Set in a highly sought after area of town, within easy walking distance of shops and just a stone's throw from the Kennet and Avon Canal, this much loved and nicely extended 1930s family home is ready to move straight in and is being offered with no onward chain.

Internally, this delightful home has an entrance lobby with useful coats storage cupboard, that opens through to a hall. Set off the hallway is a modern shower room and a door into an 18ft open plan combined dining room and study area. French doors from the dining area go into a large conservatory that overlooks the garden. A light sitting room features an inviting log burning stove with attractive tiled surround- ideal for the cold winter nights. The extended and stylishly refitted kitchen/breakfast room is a notable feature of this home, with a good range of fitted units with marble effect worktops. There is a dual fuel 'Rangemaster' oven with 5 ring gas hob and a large American style fridge/freezer. One door leads out to the garden whilst another goes through to the separate utility room with space and plumbing for further appliances. On the first floor, there are three bedrooms in total (2 doubles and 1 single), complemented by the refitted main family bathroom. Accessed off the landing is a loft space with a pull down ladder and light and potential for conversion (subject to the correct approvals). The two largest bedrooms both feature Victorian style cast iron fireplaces and fitted wardrobes. There is also a second loft over the extension which has good potential for conversion.

Outside, there is a block paved driveway with parking for 2-3 cars. The rear garden enjoys an excellent amount of privacy. It has a lawn with 2 sheds (one with power and light), well stocked planted borders and steps up to a top tiered garden. There is also a slate patio and BBQ area.

#### **Situation**

The property is located in a very popular residential street close to the town and a stone's throw from the canal. There is a useful 'Spar' shop a few minutes away as well as Avon Road playing field across the road which is ideal for families with young children. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

Services: All mains services are connected.

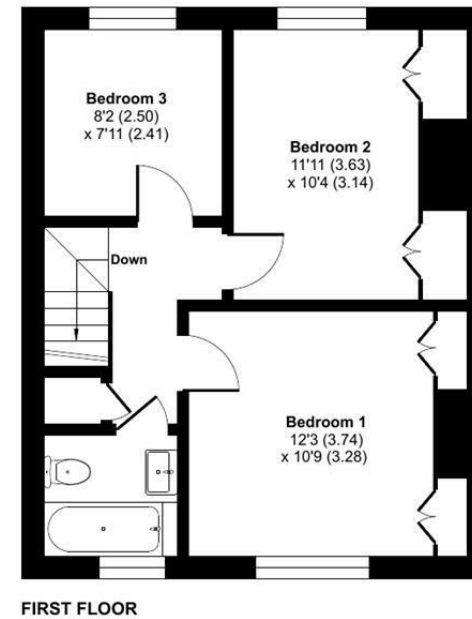
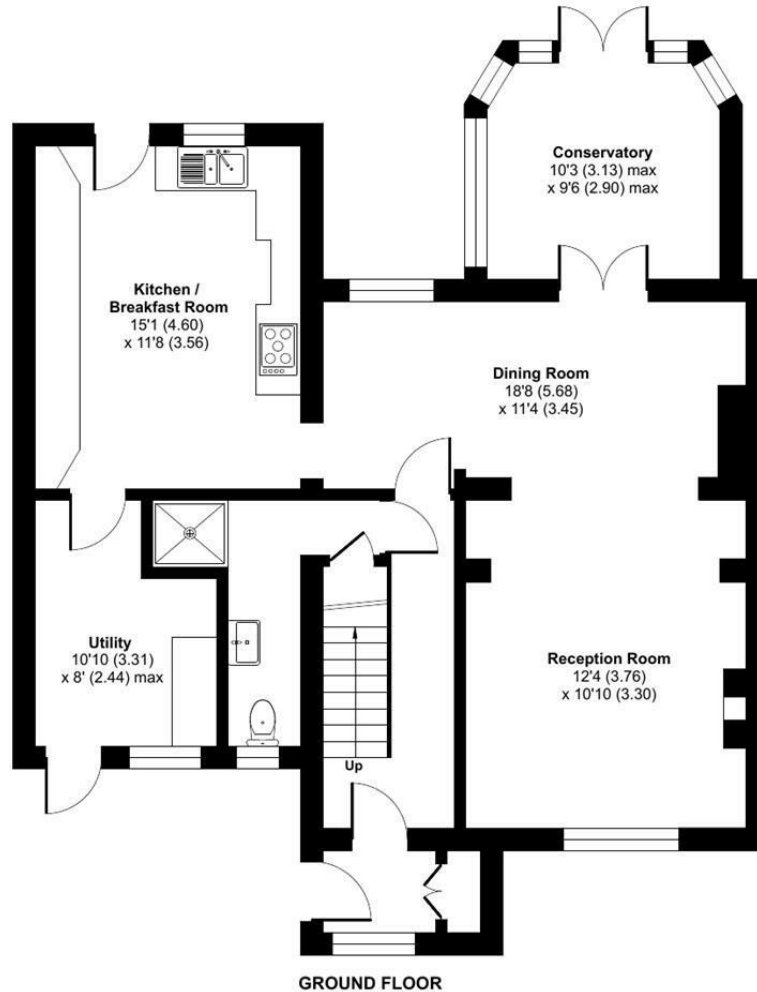
Council Tax Band: C



## Avon Road, Devizes, SN10

Approximate Area = 1329 sq ft / 123.4 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). © ntechcom 2026. Produced for Strakers. REF: 1385699

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