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Flat 3 St. Johns Mews, Devizes, Wiltshire, SN10 1BN

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⑨ Flat 3 St. Johns Mews, Devizes, Wiltshire, SN10 1BN

⌚ Guide Price £135,000

A delightfully presented and characterful ground floor apartment, tucked away in the heart of historical Devizes.

- Characterful ground floor apartment
- Tucked away in the heart of Devizes
- 1 double bedroom
- Modern refitted kitchen
- Large lounge/diner
- Wood burner in reception room
- Town centre amenities on your doorstep

❖ Leasehold

⑩ EPC Rating D



Tucked away within a quiet mews setting yet positioned in the very heart of the town centre, this charming ground floor character apartment offers a rare combination of seclusion and convenience.

The accommodation is thoughtfully arranged and centres around a generous reception room, with separate entrance, featuring a wood burner that provides a warm, inviting focal point and is certainly a rarity for this type of home. The modern kitchen is fitted with wooden worktops, electric oven & hob, a breakfast bar and benefits from a secondary entrance.

The bedroom is well proportioned and complemented by a bathroom, making the apartment ideally suited to first-time buyers, downsizers or those seeking a centrally located bolt-hole. Outside, residents benefit from use of a shared courtyard, providing a pleasant outdoor space within this tucked-away setting.

A characterful town centre apartment combining charm, modern finishes and an enviable yet discreet location.

#### Situation

Conveniently located in the town, St Johns Mews is set in a quiet spot right in the heart of the centre. The property itself sits within a short distance of the town centre and the recently renovated Hillworth Park. A historic market town, 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

Tenure: Share of Freehold (6 properties)

Lease: 999 years from 1988

Services: Electric heating, mains water, electric and drainage

Council Tax: Band: A

No Ground Rent and £75 per month Maintenance Charge (£900 p.a).





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