



📍 2 Winchcombe Avenue, Devizes, SN10 2QX

🏠 Guide Price £265,000

Built in 2022, this 2-bedroom end of terrace home is move in ready, offering an ideal home for first time buyers or downsizers alike.

- Built in 2022
- 2-bedrooms
- End of terrace home
- Off street parking for two vehicles
- Immaculately presented throughout
- En-suite to principal bedroom
- Easy to maintain rear garden
- Sought after Quakers Walk location

🏡 Freehold

🏠 EPC Rating B



A superbly presented two bedroom end of terrace home, built in 2022 and forming part of the highly regarded Quakers Walk development in Devizes.

Immaculately maintained since new, the property offers stylish and well-balanced accommodation that will particularly appeal to first time buyers, downsizers or those seeking a modern, energy-efficient home with minimal upkeep.

The ground floor is entered via a welcoming entrance hallway, to the left, a modern fitted kitchen is finished in a contemporary style, with a range of units and integrated appliances, thoughtfully arranged to provide both functionality. To the rear of the property, a generous lounge/diner spans the width of the house and serves as the principal living space. This light and airy room comfortably accommodates both seating and dining areas, with patio French doors opening directly onto the rear garden, creating an ideal setting for entertaining or relaxing.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, adding a level of convenience, while a separate family bathroom serves the second bedroom.

Externally, the rear garden has been designed with ease of maintenance in mind, offering a pleasant and manageable outdoor space suitable for sitting out and enjoying. To the front, there is off road parking for two vehicles, further enhancing the practicality of this attractive and thoughtfully designed modern home.

Situation

The property is set in a popular location with wonderful countryside walks right on the doorstep along Quakers Walk and up to Roundway Hill. Historic Devizes is bisected by the 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 and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property information

We are advised that all mains services are connected.

Agents notes: There is an estate management charge of £187.98 per annum.

Tenure: Freehold

Council tax band: C

EPC rating: B





First Floor

Bedroom 1	3.987m x 2.739m	13'0" x 8'11"
Bedroom 2	3.987m x 2.486m	13'0" x 8'1"
	(max) (max)	(max) (max)



Ground Floor

Kitchen	3.767m x 1.822m	12'4" x 5'11"
Living/ Dining Area	4.967m x 3.987m	16'3" x 13'0"
	(max) (max)	(max) (max)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.