



strakers

📍 7 Bowes Court, Thomas Wyatt Road, Devizes, Wiltshire, SN10 5FQ

In branch | Online | On the move  
[strakers.co.uk](https://strakers.co.uk)



📍 7 Bowes Court, Thomas Wyatt Road, Devizes, Wiltshire, SN10 5FQ

🔗 Offers In Excess Of £200,000

A Grade II Listed 2-bedroom terraced home in the popular Thomas Wyatt Development. Making an ideal first purchase or investment buy.

- 2-bedroom period conversion
- No onward chain
- 1 allocated parking space
- Acres of maintained communal grounds, bordered by Drew's Pond woodland reserve
- Ideal first time or investment buy
- Large wooden sash windows
- High ceilings
- Ample visitor parking
- Short walk to countryside, playing fields, and town centre

🏠 Leasehold

🏠 EPC Rating D





A charming and beautifully presented two-bedroom period conversion, forming part of an attractive Grade II listed former hospital, built in classic Bath stone. Set within well-tended communal grounds in a quiet residential pocket on the southern edge of Devizes, this characterful home enjoys a lovely blend of historic charm and modern comfort.

The accommodation features tall ceilings, elegant sash windows, and a great sense of light and space throughout. Inside, there's an inviting entrance hall, a generous sitting/dining room, and a well-equipped kitchen fitted with a gas hob and electric oven. The main bedroom is a comfortable double overlooking the courtyard, while the second is a good-sized single, ideal for guests, a home office or dressing room. A stylish refitted bathroom with shower over the bath completes the layout.

The property is perfectly placed for countryside walks, with Drews Pond Nature Reserve and open fields just moments away, while the town centre remains within easy, level walking distance. Further benefits include one allocated parking space, ample visitor parking, and the peaceful setting of this unique period development – a brilliant option for first-time buyers, down-sizers or investors.

#### **Situation**

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**

Tenure: Leasehold (999 year lease from 1998)

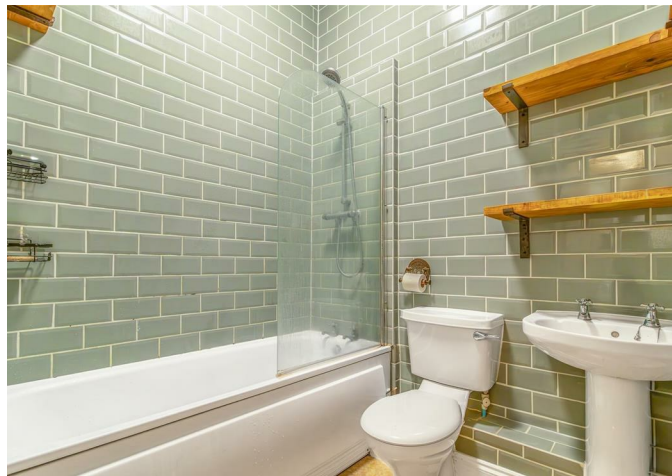
Council Tax Band: C

EPC Rating: D

All mains services connected.

Gas fired central heating.

We are advised currently £90 PCM - Ground rent and Service Charge (reviewed every six months)



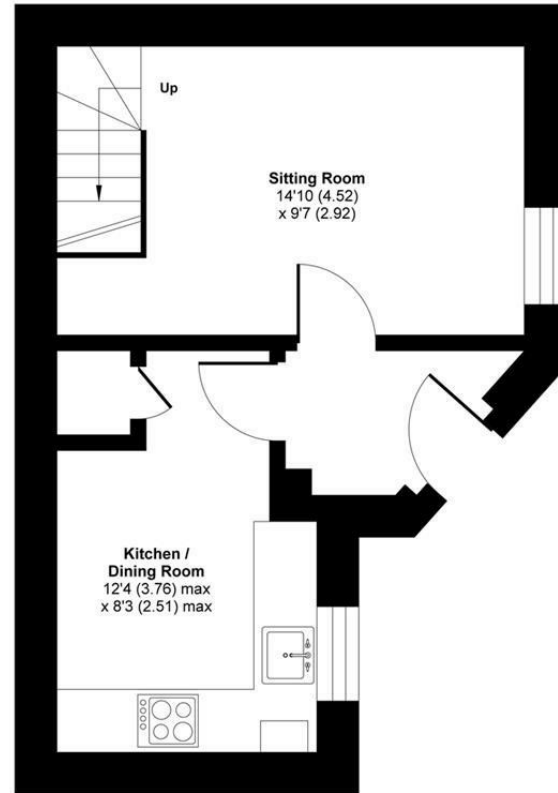




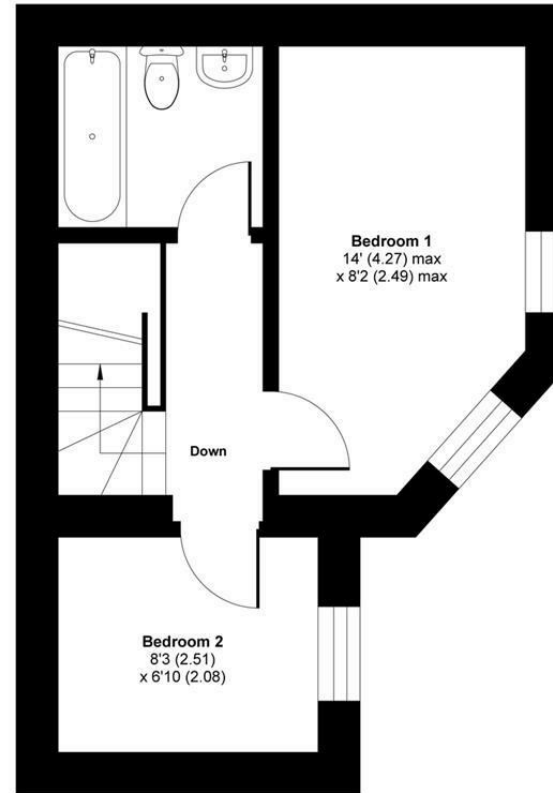
## Bowes Court, Thomas Wyatt Road, Devizes, SN10

Approximate Area = 538 sq ft / 50 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). © nichecom 2021.  
Produced for Strakers. REF: 686469

**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.