



📍 20 Crossmolina Buildings Snuff Street, Devizes, Wiltshire, SN10 1FG

🏠 Guide Price £220,000

A rare opportunity to purchase a well-presented, duplex apartment with garage and balcony. Crossmolina Buildings offers modern, low maintenance living in a fantastic, Devizes town centre location.

- No Onward Chain
- 2 Double Bedrooms
- Duplex Apartment
- Integral Garage
- Ideal First Time Or Investment Buy
- Large Private Balcony
- Downstairs W.C.
- Town Centre Location

🔑 Leasehold

🏠 EPC Rating C



Located in the heart of Devizes town centre, this spacious two bedroom duplex apartment with integral garage and generous balcony is offered with no onward chain. Ideal for first-time buyers or investors.

The ground floor consists of a welcoming entrance hall, leading into a bright open plan kitchen/reception room with a range of integrated appliances and underfloor heating. French doors open directly onto the 21'5 ft x 8'3 ft private balcony. Completing the downstairs is the good-sized second double-bedroom and convenient W.C.

Upstairs you are greeted by the sizable principal bedroom which benefits from fitted wardrobes and Velux window allowing plenty of natural light, complemented by a stylish shower room.

Situation

Crossmolina Buildings is well situated right in the heart of the town and only a stone's throw from supermarkets and other amenities. 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

Underfloor heating throughout. We are advised mains water, electric and drainage are connected.

Tenure: Leasehold - 999 years from 01/01/2009

Ground rent: £262.00 p.a

Service charge: £720.00 p.a

Council tax band: B

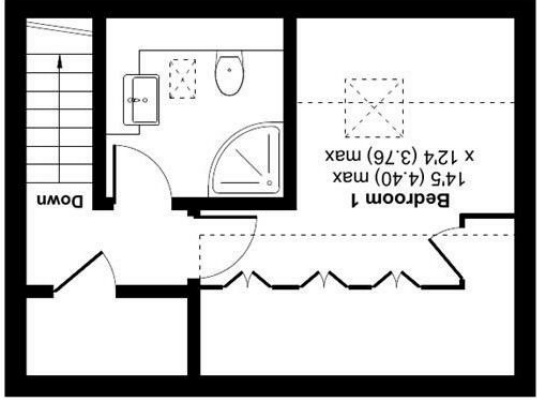
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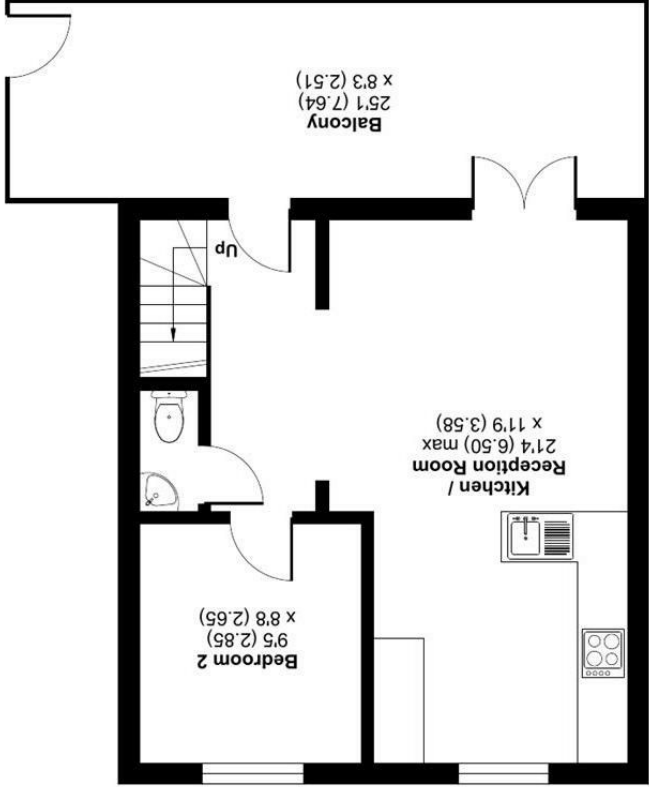
Snuff Street, Devizes, SN10

Approximate Area = 581 sq ft / 54 sq m
Limited Use Area(s) = 97 sq ft / 9 sq m
Garage = 217 sq ft / 20.1 sq m
Total = 895 sq ft / 83.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1320198

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