





📍 33 Brickham Road, Devizes, Wiltshire, SN10 2SR

🏠 Guide Price £258,000

An immaculately presented 2-bedroom semi-detached home. An ideal prospective purchase for first time buyers and downsizers, looking for a home to move straight in to, in a peaceful location.

- 2-bedrooms
- Semi-detached home
- Well-established residential area
- Level walk to canal/town centre
- Immaculately presented throughout
- Driveway parking
- Well designed and extended front/rear gardens
- Open plan living/dining room
- New windows and doors installed in 2023

🏡 Freehold

🏠 EPC Rating C





A well-presented 2-bedroom semi-detached home in a popular residential area, just a short walk from the Kennet & Avon Canal and Devizes town centre amenities.

Stepping inside, the entrance hallway leads to a bright and airy bay-fronted living room, flooded with natural light. A cleverly re-purposed under-stair seating area with storage adds both practicality and purpose. The space flows seamlessly into the open-plan kitchen/dining room, which offers ample room for family dining and opens onto the landscaped rear garden through French patio doors. The modern kitchen is well-equipped with a range of floor and wall-mounted units, an integral slimline dishwasher, electric oven, gas-ring hob, and fridge/freezer.

Upstairs, the landing with an airing cupboard leads to the principal bedroom, a well-sized double with over-stair storage. A second bedroom and a stylish family bathroom with a shower over the bath complete the first floor.

Externally, the beautifully designed, landscaped rear garden features a tranquil water feature, seating areas, a garden shed, and gated access to the driveway, which provides parking for two vehicles. There is also a smart re-designed front garden.

### **Situation**

The property is well placed for easy level walking distance of the town and the canal. 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 adjacent to this property and through the town providing fishing and walking facilities. Devizes is ideally situated - equidistant between Bath and Swindon and only half an hour to the M4 which makes travelling up to London easily accessible. Intercity train services to London Paddington and the West Country run regularly from the nearby towns of Chippenham to the north and Pewsey to the east.

### **Property information**

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: C

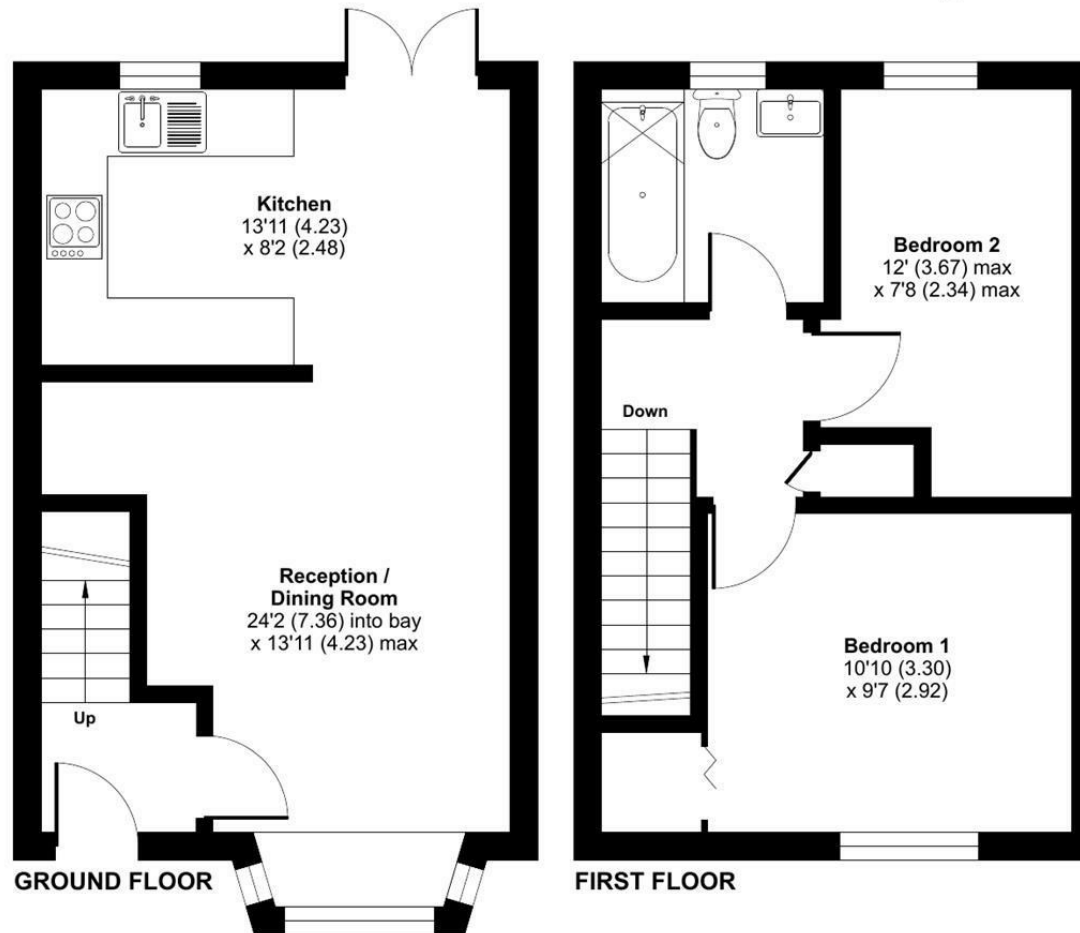
Council tax band: C



## Brickham Road, Devizes, SN10

Approximate Area = 622 sq ft / 57.7 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). © nitchcom 2025. Produced for Strakers. REF: 1253500

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