



📍 6 Winchcombe Avenue, Devizes, Wiltshire, SN10 2QX

🏠 £265,000

A delightfully presented 2-bedroom end of terrace home on the popular Quakers Walk development. Boasting off road parking for 2 vehicles and an en-suite as well as a family bathroom.

- Delightfully presented
- 2-bedrooms
- End of terrace home
- En-suite and family bathroom
- Easily maintainable rear garden
- Off-street parking for 2 vehicles
- Modern build
- Popular Quakers Walk development

🏠 Freehold

🏠 EPC Rating B



A beautifully presented and deceptively spacious two double bedroom end of terrace home, enjoying a pleasant position on the edge of the Quakers Walk development, overlooking the cricket pitch to the front and with countryside walks close by.

The property offers well-balanced accommodation throughout, ideal for first time buyers or downsizers alike, with the added benefit of low maintenance living in a modern home.

The ground floor is entered via a light and welcoming hallway with wood effect flooring, leading to a cloakroom and a well-appointed kitchen fitted with a range of wall and base units, an integrated electric oven, four ring gas hob with extractor over and gas fired boiler. To the rear, the open plan sitting/dining room is a particularly sociable space, featuring French doors opening onto the garden and a useful understairs storage cupboard.

Upstairs, there are two genuine double bedrooms. The principal bedroom benefits from a fitted cupboard and an en-suite shower room with a double width shower and modern sanitary ware. The second bedroom is also a comfortable double and includes an airing cupboard, served by a contemporary family bathroom fitted with a bath and stylish flooring.

Externally, the property enjoys driveway parking for two vehicles directly in front. The rear garden is private and west facing, designed with ease of maintenance in mind, with an extended patio area, lawn and well-stocked planted borders, together with gated side access.

Situated in a popular and convenient location on the edge of Quakers Walk, the property is within easy reach of local amenities, open green spaces and countryside walks, making it an excellent choice for a range of buyers.

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

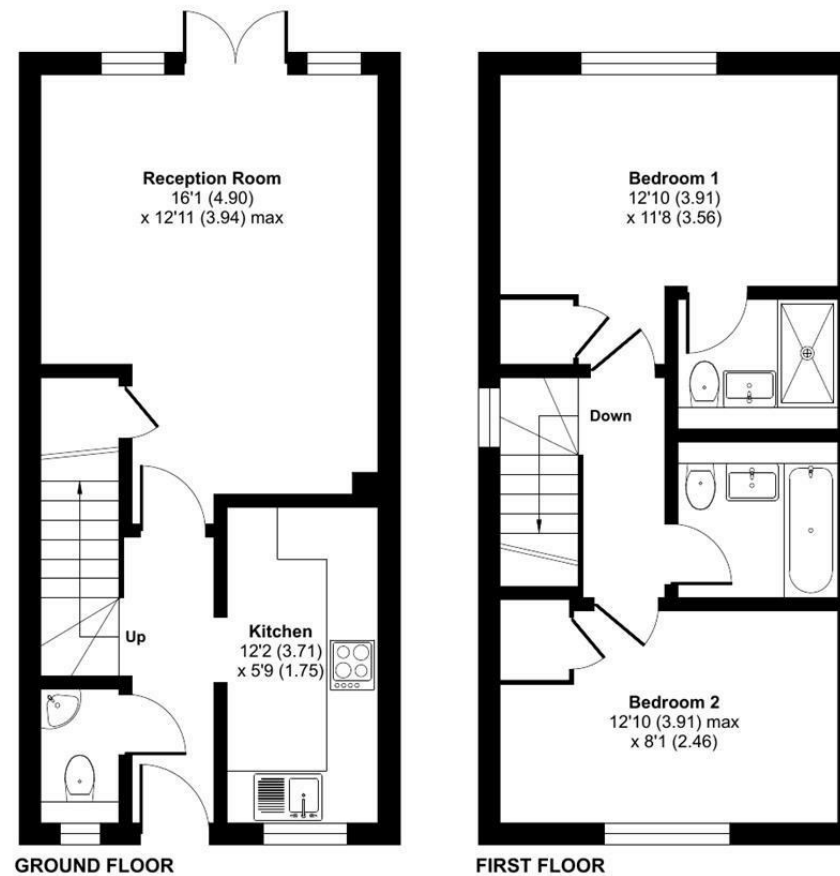
EPC rating: B



Winchcombe Avenue, Devizes, SN10

Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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