



📍 9 Watts Way, Market Lavington, Wiltshire, SN10 4DE

🏠 Guide Price £260,000

An immaculately presented 3 bedroom modern village home with the benefit of a single garage and tandem parking for 2 cars.

- Stylish 3 Bedroom Terraced Home
- Sought After Village With Numerous Amenities
- Open Plan Kitchen/Dining Room
- Conservatory Overlooking Garden
- Light Sitting Room
- Modern Family Bathroom
- Garage & Tandem Parking For 2 Cars
- Private South Facing Landscaped Garden and Great Views
- Great Home For First Time Buyer
- Ideal Buy-To-Let Property

🏡 Freehold

🏠 EPC Rating C



A smartly presented and well looked after 3 bedroom mid terraced home set in a small popular cul-de-sac in the thriving village of Market Lavington. This charming property would make an ideal family home with a wide number of local amenities within short walking distance, as well as a good buy to let property with an estimated rental income of £950pcm.

Internally, an entrance hall leads in to a light sitting room, which in turn opens through to a 15'10" open plan kitchen / dining room with space for appliances and colourful tiled splashbacks, and a conservatory to the rear. On the first floor there are three bedrooms- (2 doubles and 1 single) and a contemporary family bathroom with tiled walls and bath over the shower.

Outside, there is tandem parking for 2-3 cars in front of a single garage (to the left hand side with the red door), with an attractive south easterly facing enclosed garden to the rear of the property. The garden has been landscaped to include an extended patio sun terrace with steps rising to a lawn and a rear access gate.

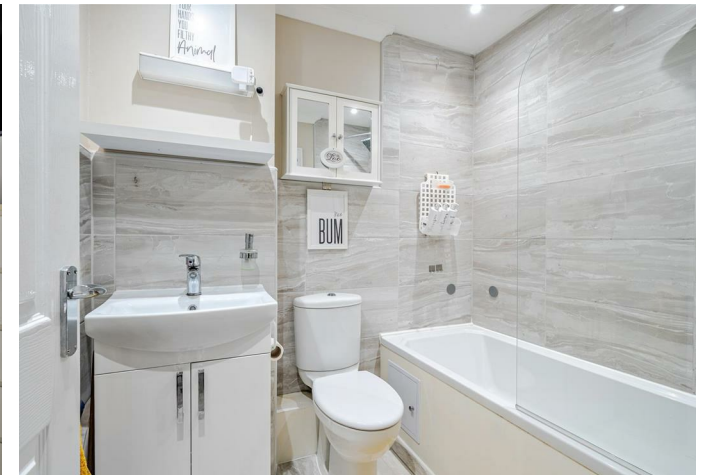
#### **Situation**

The property is situated in a popular cul de sac on the edge of this sought after Wiltshire village with extensive amenities including primary and secondary schools, doctors surgery, a public house, cafés, a Church, pharmacy, grocery store, butchers and a hairdressers. Market Lavington lies some five miles south of the bustling market town of Devizes which offers a more comprehensive range of shopping, transport and leisure facilities. The major centres of Chippenham, Marlborough, Swindon, Salisbury and Bath are all within commuting distance.

#### **Property Information**

Council Tax: Band C

Services: Recently installed oil fired boiler, mains water, drainage and electricity are all connected.



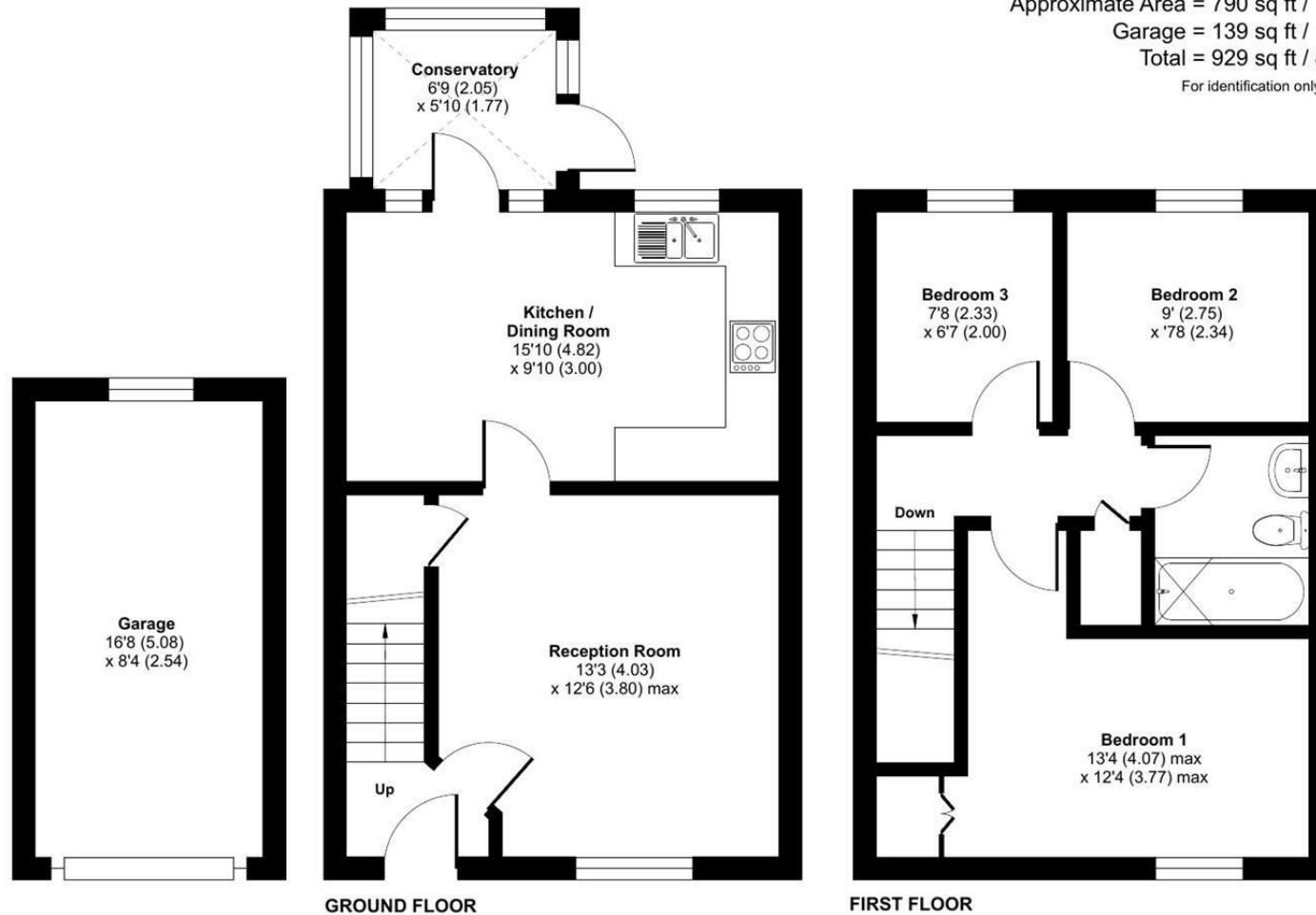
## Watts Way, Market Lavington, Devizes, SN10

Approximate Area = 790 sq ft / 73.3 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 929 sq ft / 86.2 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: 1287577

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