



📍 8 Cooke Court Thomas Wyatt Road, Devizes,
Wiltshire, SN10 5FG

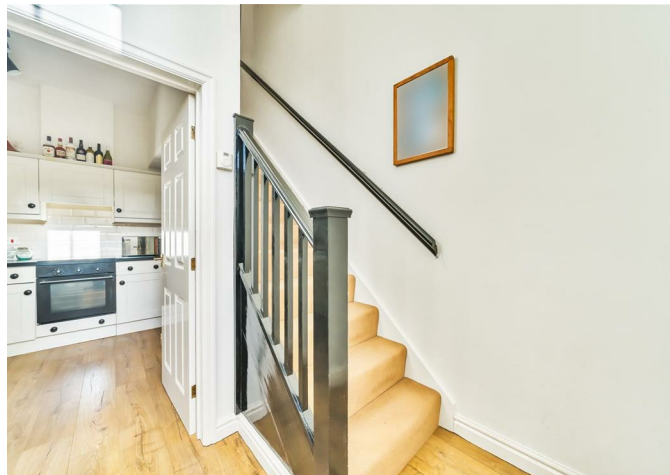
🏠 Guide Price £200,000

An immaculately presented, 2 double bedroom,
Grade II listed, period home, in a wonderful parkland
setting on the edge of Devizes with a large reception
room and allocated parking.

- 2 Double Bedrooms

🏠 Leasehold

🏠 EPC Rating C



An exciting opportunity for first time buyers, investors and downsizers alike, to own this piece of Devizes history. Originally dating back to 1851 and converted to residential homes in the late 1990's, 8 Cooke Court is a Grade II listed, immaculately presented, 2 bedroom mid terraced home, set in an extremely enviable position with uninterrupted stunning views onto parkland.

Situated on the edge of the Thomas Wyatt Road development, this 2 bedroom home benefits from allocated parking, as well as having picturesque walks around Drews Pond, right on your doorstep. Conveniently located for walking distance into Devizes town centre and the many amenities it has to offer, this characterful home is ready to move in tomorrow. Made from Ashlar stone to create an impressive frontage, as you walk in through the front door, you are greeted with a sizable entrance hallway, providing plenty of space for muddy boots and coats. Further to the ground floor, the spacious reception room is situated off to your left, boasting characterful features such as high ceilings and large sash windows. Completing the ground floor accommodation is the kitchen, with a range of modern, floor and wall mounted units and extra under stair storage which is being used as a pantry cupboard by the current vendors.

Heading up the wide staircase to the first floor, the guest bedroom fits a double bed, storage and a very convenient desk and shelving unit, which has been built in to make a dedicated study and an excellent use of space. The master bedroom is steeped in natural light as the sash windows and high ceiling attractive features are continued. The family bathroom is also on the first floor with a newly fitted shower unit over the bath. On the landing is a heated airing cupboard. External to the property there is a communal garden and allocated parking.

Situation

Drews Park is an impressive redevelopment of a former hospital site situated close to the town centre with various recreational areas close by and some useful local shops and services. Devizes is a superb and historic market town and delightful place in which to live, which holds a traditional outdoor weekly market in the market square and through which dray horses still pass, delivering beer from the local brewery. Respect for the old traditions complements the modern and comprehensive shopping facilities, services and amenities that you would expect of such a town, together with good local schools (in both state and private sectors), excellent sports and recreational facilities, and some wonderful surrounding countryside. Devizes is well placed for access to Swindon, Marlborough and the M4 and for those needing to travel south to the A303 and beyond.

Property Information

Tenure: Leasehold (999 year lease from 1998).

Service Charge 1st Apr 22 - 31st Mar 23 = £586.16 Ground Rent 1st Apr 22 - 31st Mar 23 = £129.38 (These figures are as advised by the current vendor)

Local Authority: Wiltshire Council

Council Tax Band: C

Grade II Listed.

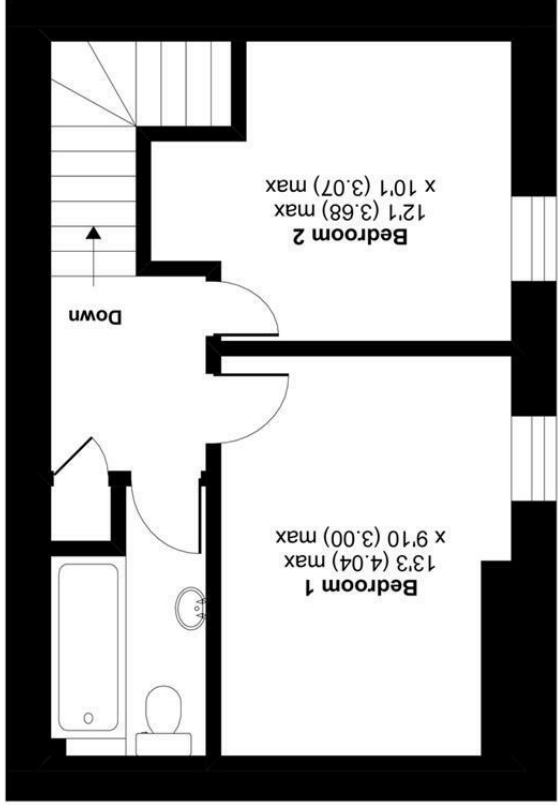
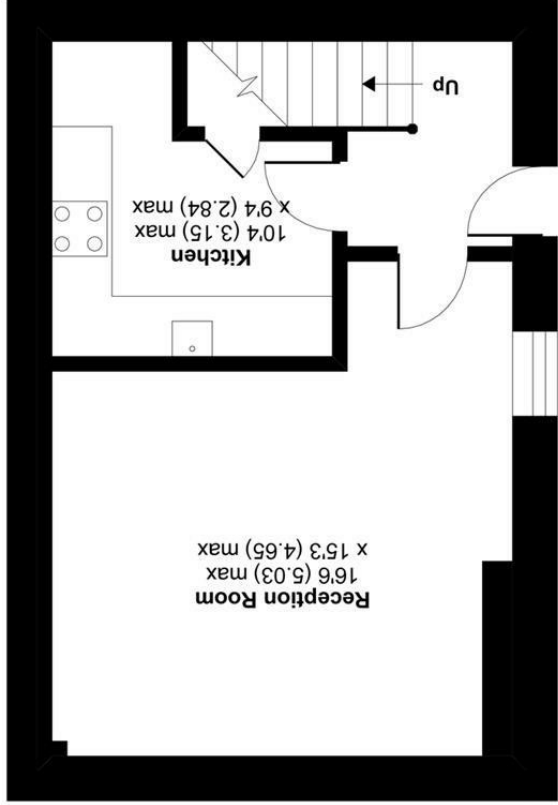
All mains services connected.

Gas fired central heating.



Thomas Wyatt Road, Devizes, SN10

Approximate Area = 730 sq ft / 67.8 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). © nichecom 2020. Produced for Strakers. REF: 664791

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