



📍 6 Speer Court Thomas Wyatt Road, Devizes, Wiltshire, SN10 5FH

🏠 Guide Price £245,000

An individual, characterful, 2-bedroom home, in the former hospital conversion development of Thomas Wyatt Road. Boasting many extra attributes that you won't find anywhere else on the development.

- 2-bedroom individual home
- Character features throughout
- Downstairs W/C, en-suite and family bathroom
- Kitchen/breakfast room with back door
- Living/dining room with incredible aspect onto Drews Pond Woods
- Nature reserve on your door step
- Allocated parking
- High ceilings and large sash windows
- Study/walk in wardrobe off the principal bedroom
- Well-presented throughout

🏠 Leasehold

🏠 EPC Rating D



A charming 2-bedroom Grade II listed home, forming part of the former hospital conversion. Situated in the sought-after Thomas Wyatt Road development, with Drews Pond Woods right on your doorstep. This home offers many attributes you won't find elsewhere in this location.

On the ground floor, an entrance hallway provides access to a handy cupboard and a downstairs W/C. The impressive 19'6" x 18'10" living/dining room is a true highlight, featuring three large sash windows that flood the space with natural light and offer a beautiful view over the woods and green area to the front. The kitchen/breakfast room is to the rear, with access to the outside, a range of wall/floor mounted units, space for appliances and integral electric oven with gas ring hob above.

Heading upstairs, the first floor features two large double bedrooms, both with fantastic views. The principal bedroom boasts ample built-in wardrobe and cupboard space, with the added benefit of a walk-in wardrobe or study area, depending on your needs and an en-suite shower room. Bedroom 2, another generous double, enjoys a similarly delightful outlook. A family bathroom completes the internal accommodation.

Externally, the property benefits from well-maintained communal gardens and an allocated parking space.

#### **Situation**

This wonderfully positioned home occupies a commanding position on the fabulous Drews Park located on the edge of Devizes with views over Drews Pond woods to the rear. There are incredible nature walks right on the doorstep and the property is conveniently set within walking distance of the town and amenities. 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, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property information**

All mains services are connected.

Tenure: Leasehold 999 years from 01/01/1998. Service charge and ground rent: £1,209.84 P.A.

EPC rating: D

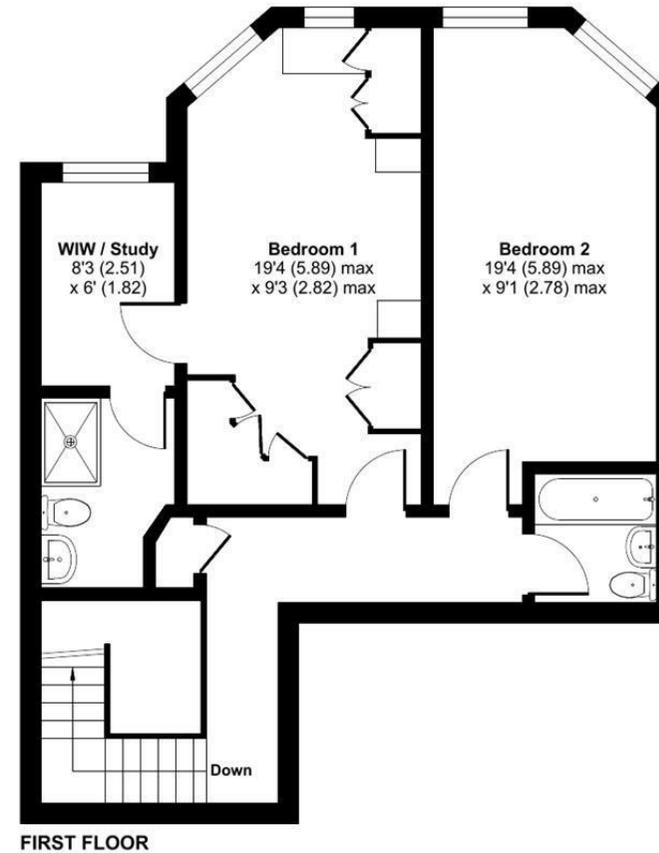
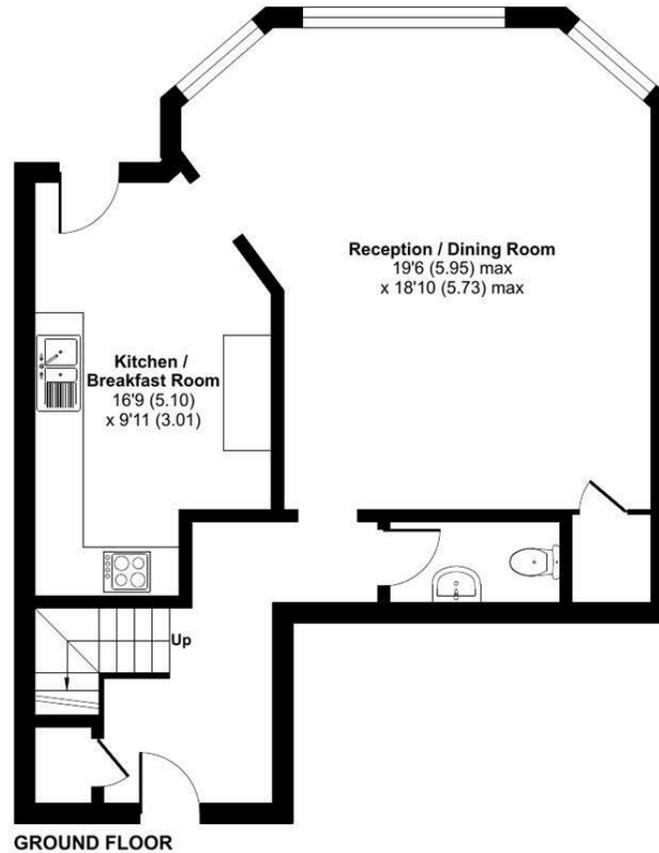
Council tax band: C



# Thomas Wyatt Road, Devizes, SN10

Approximate Area = 1230 sq ft / 114.2 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). © ncthecom 2025. Produced for Strakers. REF: 1241447

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