



⑨ Hedgerow Cottage, 45 Poulshot Road, Poulshot, Wiltshire, SN10 1RL

⌚ Offers In Excess Of £250,000

A beautifully presented 2 bedroom end of terrace bungalow with a smart contemporary finish. Located in the sought after village of Poulshot

- No Onward Chain
- Charming End of Terrace Bungalow
- Two Double Bedrooms
- Stylish Modern Kitchen
- Contemporary Bathroom
- Bay Fronted Living Room With Log Burning Stove
- South Facing Front Garden
- Shared Carpark For Residents
- Popular Village With Amenities
- Bus Stop Opposite

❖ Freehold

⑩ EPC Rating C



Set in the heart of the ever-popular village of Poulshot, Hedgerow Cottage is a charming and thoughtfully updated two-bedroom end of terrace bungalow, offering comfortable living in a peaceful and well-connected rural setting. The property sits within an established residential area and has been subject to a full renovation in 2020, resulting in a smart, low-maintenance home ideal for a range of buyers.

The accommodation is well laid out and arranged over a single level. At the heart of the home is a generous reception/dining room, complete with bay window to the front and ample space for both relaxing and entertaining. The kitchen is modern and well-equipped, featuring sleek cabinetry, integrated appliances, and good worktop space. There are two bedrooms — one double and one smaller second room, ideal as a guest bedroom, home office or dressing room. The bathroom is stylishly fitted with a contemporary suite.

Outside, a lovely Indian sandstone patio that runs on to a level lawn, planted borders, gated side access leads around to a handy wood store and a further brick built store. There is a communal resident's parking area to the rear (on a first come first serve basis).

A turn-key property in a desirable village location, Hedgerow Cottage would make a perfect downsize, first home or investment.

Situation

The village of Poulshot has a large central Green as well as a friendly public house called 'The Raven,' an ancient church St Peter's, a village hall where several village clubs and groups meet. There is a Village Trust and a farm shop. A network of public footpaths is on the doorstep providing good walking in the area and 'the green gardens' is a tranquil wooded area and clearing just set off the green that is open to the village. The historic market town of Devizes is located close by and 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 major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. Main line rail services are available from Chippenham, Pewsey and Westbury.

Property Information

Council Tax: Band C

In a Conservation Area.

Services: Mains water, drainage and electricity. Electric night storage heaters and a log burner.



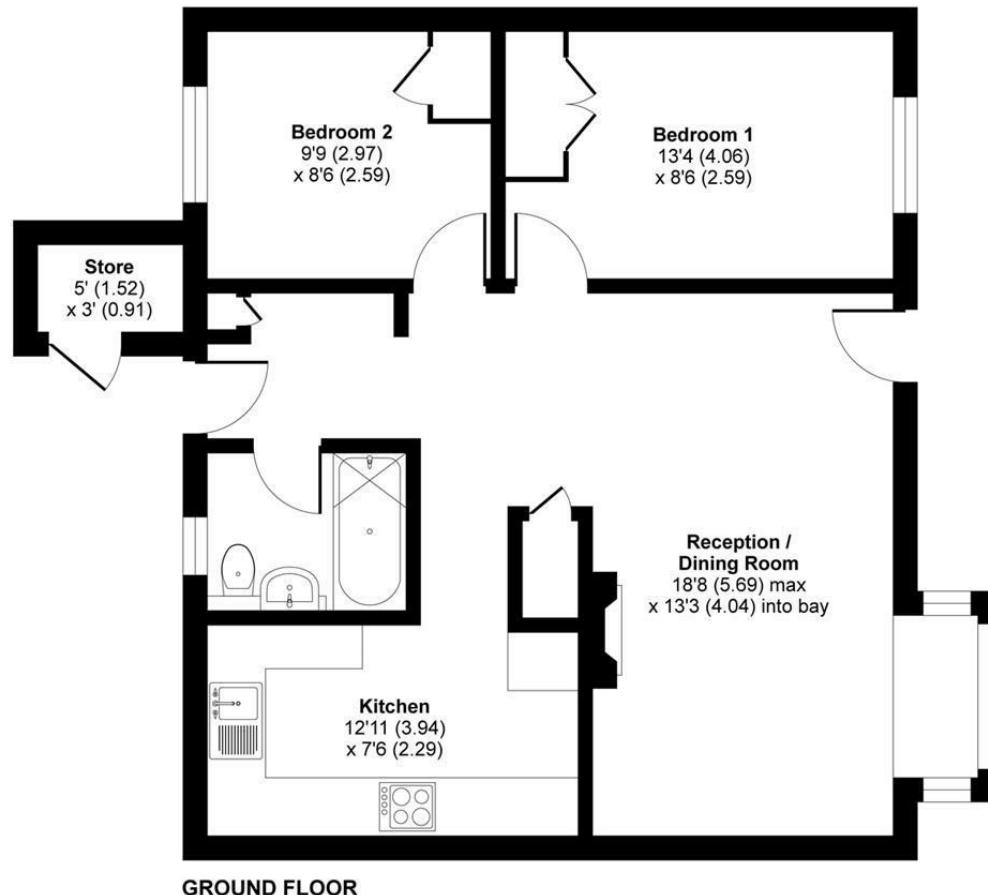
Poulshot, Devizes, SN10

Approximate Area = 669 sq ft / 62.1 sq m

Outbuilding = 15 sq ft / 1.4 sq m

Total = 684 sq ft / 63.5 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'che.com 2021.
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