



📍 5 The Mews London Road, Devizes, Wiltshire, SN10 2DH

🔗 Offers In Excess Of £400,000

A wonderfully spacious and elegant 3 bedroom town house backing onto the Kennet & Avon Canal bank, with a stylish new kitchen and 1st floor sitting room with a balcony and waterside views.

- Good Sized Family Home (1155sqft)
- Backing Onto The Kennet & Avon Canal
- Three Double Bedrooms
- Sitting Room With Private Balcony Overlooking The Canal
- Stylish Newly Installed Kitchen/Dining Room
- Refitted En Suite Bathroom & Shower Room
- Well Presented Interior
- Integral Garage & Parking
- Private South Facing Rear Garden
- Walking Distance Of Town

🏠 Freehold

🏠 EPC Rating C



Offering spacious accommodation over three floors, this beautiful 3 double bedroom town house enjoys wonderful views to the rear over the Kennet and Avon canal and is situated within close proximity to the centre of the attractive market town of Devizes.

The immaculately presented accommodation includes a delightful kitchen/dining room which encompasses a fabulous new kitchen with granite worktops from 'Windsmere Stone' and a range of quality integrated appliances- dish washer, water softener and a 'Rangemaster' 5 ring dual fuel cooker (the wine chiller and American fridge/freezer are available by separate negotiation). The dining area has French doors opening on to the south facing landscaped private garden. There is also a ground floor cloakroom with a refitted suite, and a door into the integral single garage which has light, power, a small utility area and an electric door. On the first floor the light living room has French doors leading on to a Regency style wrought iron railed balcony with fine views over the canal with its barges and canoeists passing by. Also on this level is a 14'11" main double bedroom (which could be reinstated back to 2 bedrooms), with a generous refitted en suite bathroom. On the second floor there are two further generous double bedrooms with conservation skylights and dormer windows complemented by a stylish updated 'Jack & Jill' en-suite shower room.

Externally, there is off road parking for 1 car directly in front of the house, with scope for a second plus 2 visitor spaces. The pretty rear garden is well stocked with established plants and shrubs, two patio sun terraces and an access gate at the rear on to a rear passageway. Beyond this is the canal bank (which offers potential to rent through the River and Canal Trust with an annual fee payable).

#### **Situation**

The property is conveniently located within easy walking distance of the town and has the enviable position of overlooking the canal to the rear. The historic market town of Devizes 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 historic Kennet & Avon Canal runs through the town providing fishing opportunities and waterside walks. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

Council Tax: Band: E

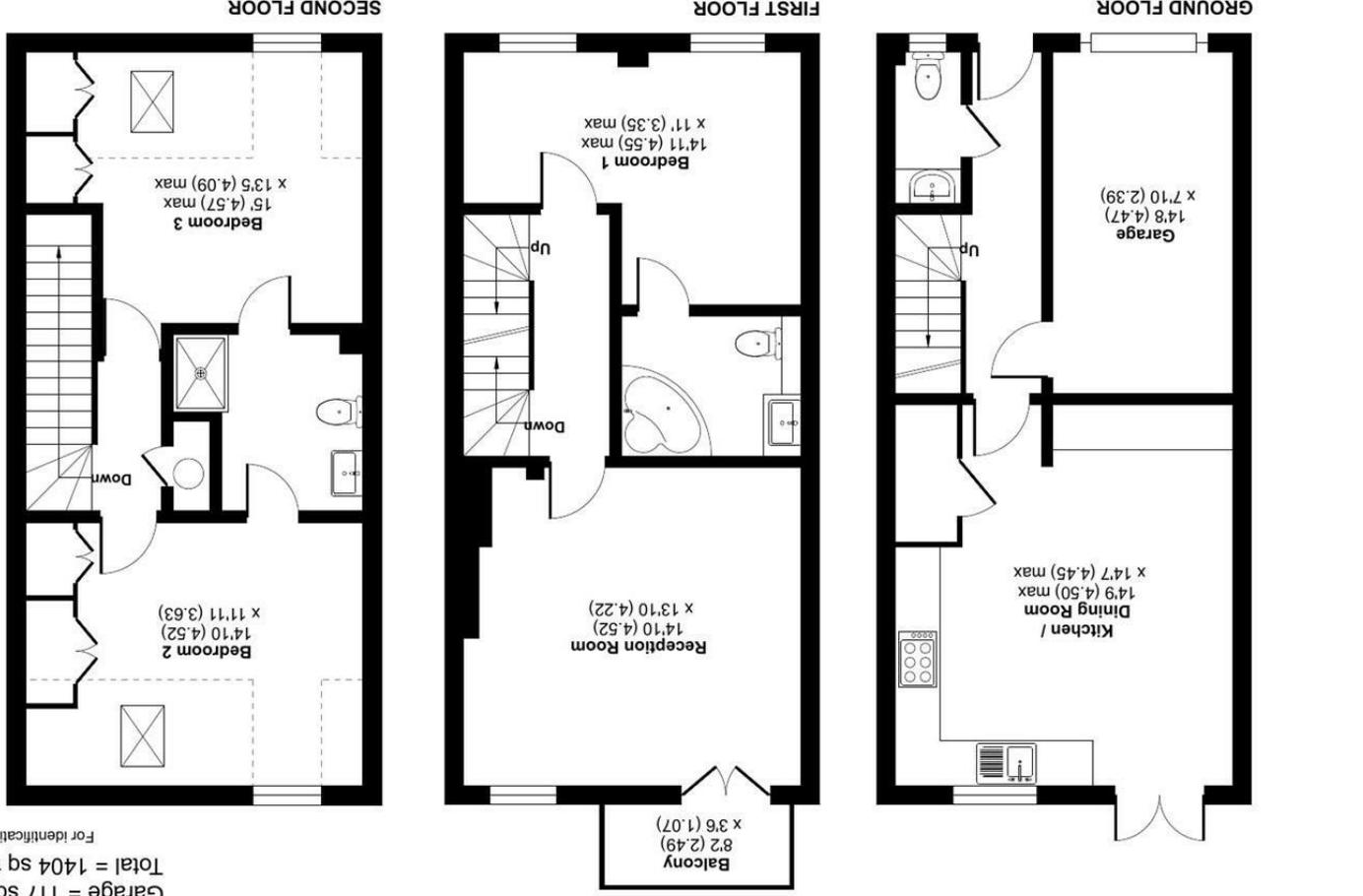
Services: All mains services are connected

N.B- Although the current owners do not rent the canal bank behind, it can be rented from the canal and river trust for approximately £400 p.a.



# The Mews, London Road, Devises, SN10

Approximate Area = 1189 sq ft / 110.4 sq m  
 Limited Use Area(s) = 98 sq ft / 9.1 sq m  
 Garage = 117 sq ft / 10.8 sq m  
 Total = 1404 sq ft / 130.4 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). © ncheom 2025. Produced for Strakers. REF: 1236431