





📍 4, Chapel Court Thomas Wyatt Road, Devizes, Wiltshire, SN10 5FD

🏠 Guide Price £195,000

A handsome period home in a wonderful parkland setting on the edge of Devizes with a large reception rooms, two bedrooms, allocated parking and no onward chain.

- Two Double Bedrooms
- No Onward Chain
- A Stones Throw From Countryside Walks
- Refitted Kitchen & Bathroom
- Wonderful Communal Gardens & Parkland
- Bath Stone Exterior
- Grade II Listed Conversion
- Close To Historic Drews Pond
- Allocated Parking Space
- Great Buy To Let / 2nd Home

🔑 Leasehold

🏠 EPC Rating D





An impressive two-bedroom terraced home forming part of an attractive Grade II listed former hospital building, constructed of Bath stone and showcasing beautiful character features including high ceilings and sash windows. A rare opportunity to acquire one of the larger homes within this unique conversion, ideal as a charming family residence or an excellent rental investment.

The light and spacious accommodation is arranged over two floors and briefly comprises a generous entrance hall with storage cupboard, leading through to a sizeable sitting/dining room, complemented by a refitted kitchen. To the first floor are two bright double bedrooms, the principal bedroom enjoying a dual aspect and ample space. Both bedrooms benefit from wonderfully high ceilings, large windows and far-reaching views across the communal gardens. A stylishly refitted family bathroom completes the upstairs accommodation.

The property is situated in a quiet residential area on the southern outskirts of Devizes and enjoys delightful, well-tended communal grounds. It is within close proximity to open countryside and Drews Pond Nature Reserve, and is an easy level walk to the town centre. The property further benefits from one allocated parking space, with ample additional visitor parking available.

The estimated rental income is £950 per calendar month, and the property is offered with no onward chain.

#### **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**

Grade II Listed / Council Tax Band C.

All mains services are connected. The property is held on a 999 year lease which was granted in 1998.

Ground Rent= £129.68 pa.

Service/Maintenance Charges= £960 for the year to March 2026.

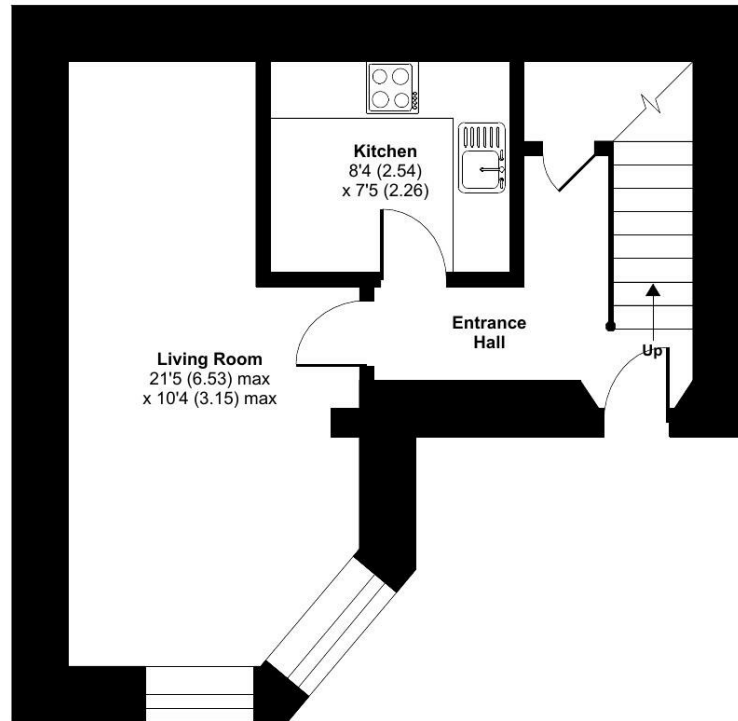




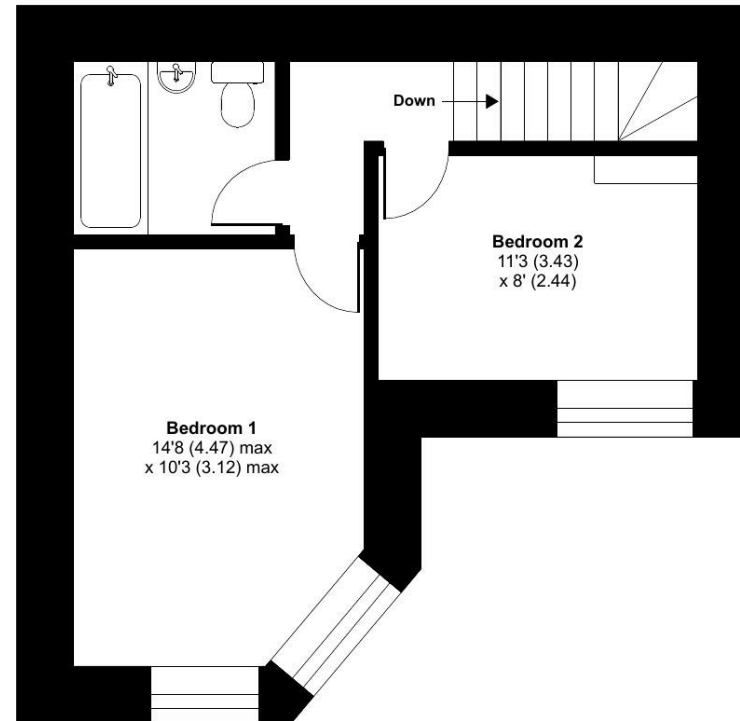
# Chapel Court, Thomas Wyatt Road, Devizes, SN10

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Strakers. REF: 856252

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