



📍 3 Bartletts, Great Cheverell, Wiltshire, SN10 5XL

🏠 Guide Price £275,000

A well positioned and spacious 2 double bedroom attached family home with a garage and private rear garden, offered with no onward chain.

- A Well Proportioned Modern Home (740sqft)
- Recently Redecorated & New Flooring
- Two Double Bedrooms
- Two Reception Rooms
- Scope To Update Kitchen To One's Own Tastes
- Downstairs Cloakroom
- Garage & Parking To Rear
- West Facing Private Rear Garden
- Countryside Views From 1st Floor
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



A nicely positioned attached family home in the highly sought after village of Great Cheverell, that has recently been redecorated throughout with new flooring added. It has the benefit of a garage and private garden.

Offered with no onward chain, the property would be a great buy to let (with an estimated rental income of £950pcm), as well as a wonderful starter home or a home to downsize into. The property has a fitted kitchen and a bathroom that are both liveable but offer buyers the chance to replace with ones more to their own individual tastes and requirements. There is a light sitting room that is open plan to a separate dining room plus a downstairs WC. On the first floor the two double bedrooms are light and airy with built in wardrobes, and the front bedroom enjoys lovely far reaching rural views.

Outside, the property benefits from being a corner plot and has a fully enclosed very private rear garden that is west facing and laid lawn with a patio sun terrace, a mature Magnolia tree and an apple tree. Steps up from the garden lead to a rear gate and a personal door in to the single garage. There is off road driveway parking for 1 car in front of the garage.

Situation

The property occupies a very pleasant position within the highly sought after Wiltshire village Great Cheverell and is well placed for rural walks and bicycle rides. This thriving village is perfect for families and has a range of amenities including an outstanding primary school Holy Trinity, excellent nursery, a public house with a Post Office/General Store, an active village hall and a church. The historic market town of Devizes is some five miles north with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The renowned Dauntsey's and Lavington schools are in the neighbouring villages of West Lavington and Market Lavington. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.

Property Information

Council Tax: Band C (This has been paid up until March 2025).

Services: Electric heating, mains water, electricity & drainage. A water meter is being installed.



Bartletts, Great Cheverell, Devizes, SN10

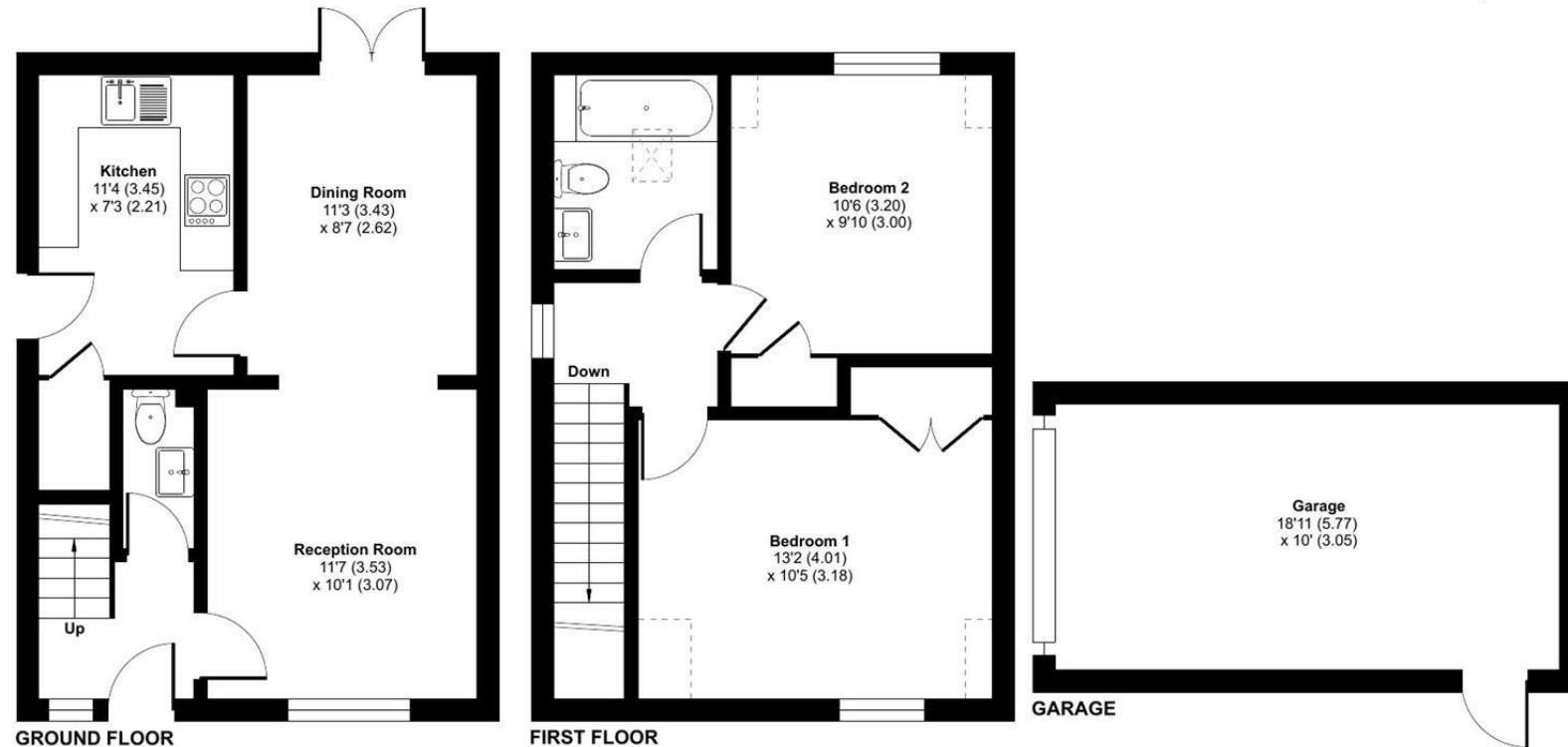
Approximate Area = 740 sq ft / 68.7 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 966 sq ft / 89.6 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). © nitchecom 2024. Produced for Strakers. REF: 1152745

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.