





📍 22 Westminster Close, Devizes, Wiltshire, SN10 1BF

🏠 Guide Price £250,000

A 2-bedroom terraced home with well presented garden, parking and a stones throw from the canal.

- 2-bedrooms
- Terraced home
- En-suite and family bathroom
- Good reception space
- Well-presented rear garden
- Stones throw to the canal
- No onward chain
- Allocated parking

🏡 Freehold

🏠 EPC Rating C





A well-presented two bedroom mid-terraced home, built in 2008 and conveniently situated within easy reach of the centre of Devizes. The property is ideally located for access to the town's historic market place as well as picturesque walks along the Kennet and Avon Canal and the iconic Caen Hill Locks.

The accommodation is well arranged and practical for modern living. The ground floor comprises an entrance hall with a cloakroom, a fitted kitchen positioned to the front with a range of wall and base units and integrated appliances, and a comfortable sitting room to the rear. The sitting room enjoys good natural light and opens directly onto the rear garden through glazed doors.

Upstairs, the property offers two bedrooms, including a principal bedroom with an en-suite shower room, together with a separate family bathroom.

Outside, the rear garden is fully enclosed and designed for easy maintenance, being mainly laid to lawn with a small patio seating area directly adjoining the house.

Further benefits include gas central heating and double glazing throughout. The property also benefits from two allocated parking spaces.

The property is offered to the market with no onward chain, making it an ideal purchase for first time buyers, downsizers or investment buyers alike.

#### **Situation**

The property is set in a most convenient location being just a short stroll from the town centre, a useful local shop and garage and enjoys easy access onto the famous Kennet and Avon Canal to the rear. Historic Devizes is bisected by the 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**

Tenure: Freehold

We are advised all mains services are connected.

Council Tax: Band: C

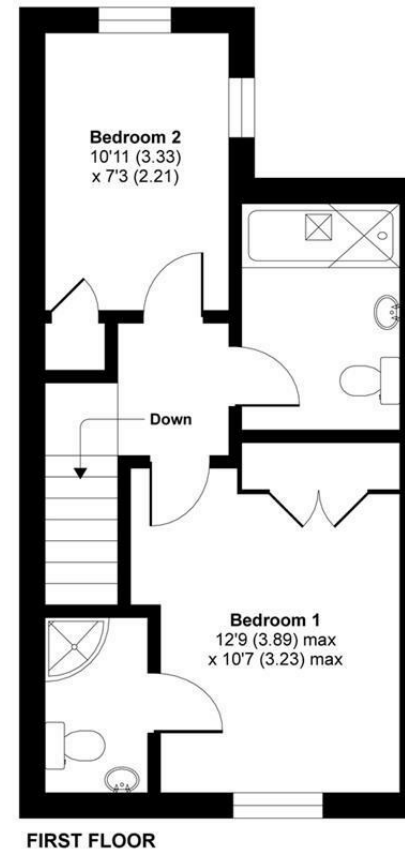
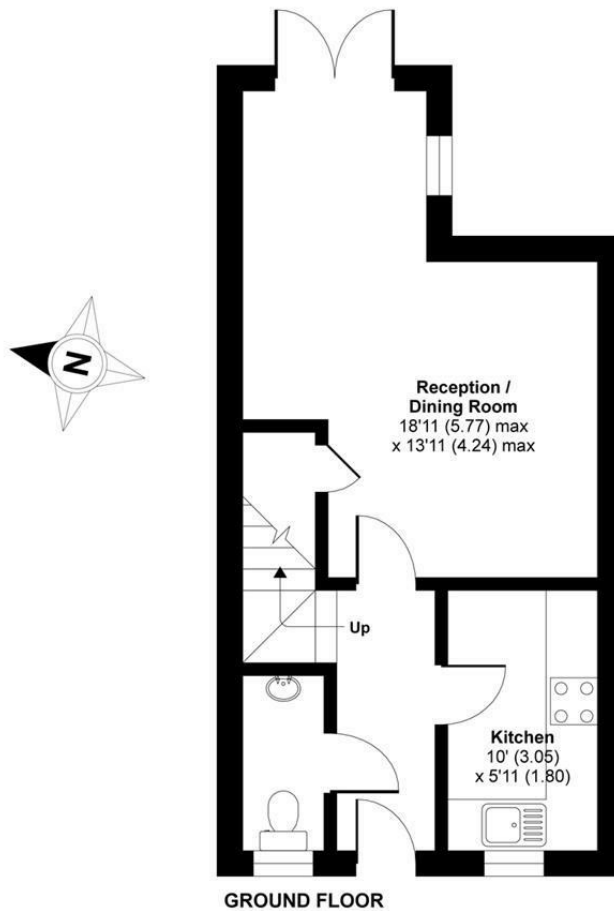
EPC: C



## Westminster Close, Devizes, SN10

Approximate Area = 730 sq ft / 67.8 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). © nichecom 2021.  
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