



📍 37 Brickham Road, Devizes, Wiltshire, SN10 2SR

🏠 Price Guide £275,000

A smartly presented and competitively priced 3 bedroom family home with wonderful views of the famous Kennet and Avon Canal below.

- No Onward Chain
- 3 Bedrooms
- 13'11" Contemporary Kitchen/Diner
- Good Sized Sitting Room
- Conservatory Overlooking The Canal
- Private Rear Garden
- 2 Parking Spaces
- Walking Distance Of Town

🏡 Freehold

🏠 EPC Rating C



Offered with no onward chain, this is the ideal property for anyone who enjoys the peace and tranquillity of waterside living, with views down on to the Kennet and Avon Canal where you can watch the canal boats, swans and canoeists pass by.

This beautifully positioned 3 bedroom canal side semi detached family home has a well presented modern interior, 2 parking spaces and a lovely private corner plot garden.

Internally, an entrance hall opens into a bay fronted 16'2" sitting room with wood effect flooring and a feature fireplace. From this room bi-folding doors lead into a delightful conservatory that is the perfect spot to relax and oversee any waterside activity. The open plan kitchen /dining room has a good range of units with adjacent granite effect worktops with a built in electric oven and 4 ring gas hob, and a door out to the garden. On the first floor, there are 3 bedrooms in total, with the main bedroom featuring a good sized built-in storage cupboard. The modern family bathroom has a white suite including a bath with an electric shower over and tiled walls.

Externally, the property is set back down a driveway towards the end of the cul de sac, which leads to 2 parking spaces and a useful timber garden shed. The fully enclosed rear garden has an extended patio sun terrace with an additional paved seating area at the far end of the lawn. The whole garden takes in views down on to the canal below. The property could appeal to First time buyers, anyone downsizing as well as potential buy to let investors.

Situation

The property is well placed for easy level walking distance of the town and the canal. 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 adjacent to this property and through the town providing fishing and walking facilities. Devizes is ideally situated - equidistant between Bath and Swindon and only half an hour to the M4 which makes travelling up to London easily accessible. Intercity train services to London Paddington and the West Country run regularly from the nearby towns of Chippenham to the north and Pewsey to the east.

Property Information

Council Tax: Band C

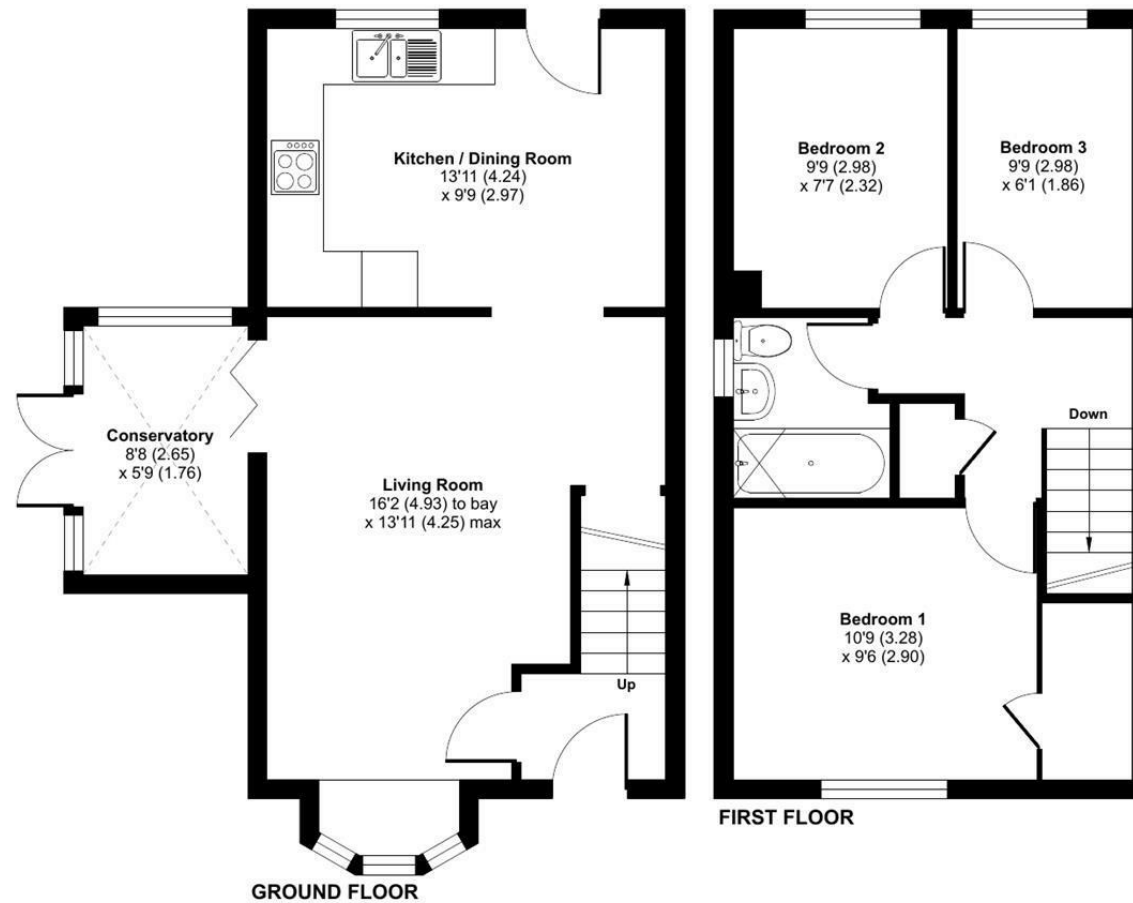
Services: All mains services are connected.



Brickham Road, Devizes, SN10

Approximate Area = 800 sq ft / 74.3 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). © ntechcom 2025. Produced for Strakers. REF: 1244751

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