





📍 142 Waiblingen Way, Devizes, Wiltshire, SN10 2BP

🏠 £215,000

A 3-bedroom end of terrace home, in need of cosmetic attention and modernisation. Within close walking distance of town centre and offered with no onward chain.

- 3-bedrooms
- End of terrace
- In need of cosmetic attention & modernisation
- Close walking distance to town centre
- Rear garden area
- Modern kitchen/diner

🏡 Freehold

🏠 EPC Rating D





A 3-bedroom end of terraced home in a well-established residential area of Devizes. Within close walking distance to town centre and offered with no onward chain.

Ground floor accommodation comprises of an entrance hallway with storage cupboards, modern, spacious kitchen/diner. The kitchen includes an electric oven/grill and breakfast bar. There is a good sized living room with large window with an outlook to the rear garden. A downstairs W/C completes the ground floor accommodation.

To the first floor, 3-bedrooms are on offer, bedroom 1 is a good sized double. There is a family shower room that completes this end of terraced home.

Externally, an easily maintainable rear garden, mostly laid to shingle, with a patio area and an outside storage area.

#### **Situation**

Historic Devizes is bisected by the Kennet & Avon 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**

All mains services are connected.

EPC rating: D

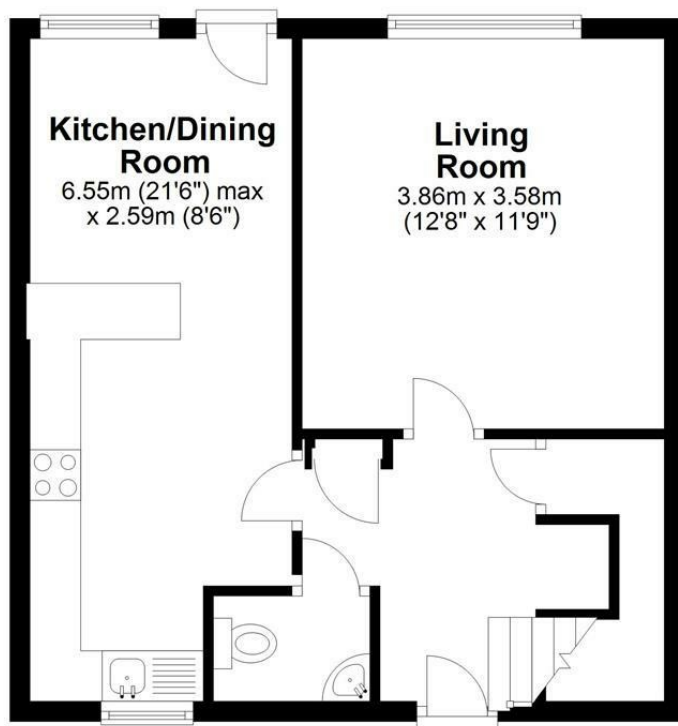
Council tax band: B





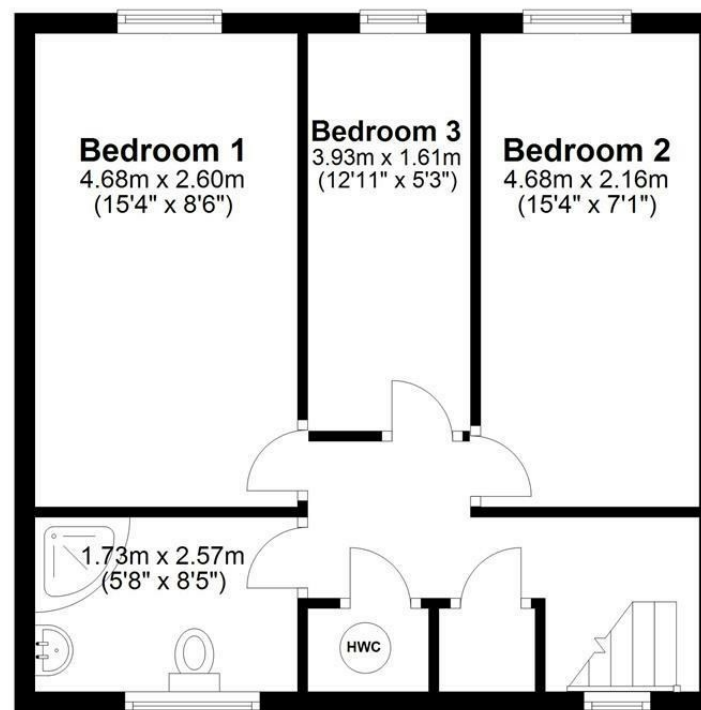
## Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 83.8 sq. metres (902.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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