





📍 144 Waiblingen Way, Devizes, Wiltshire, SN10 2BS

🏠 Guide Price £240,000

A recently re-decorated, 3-bedroom, terraced home, in a well-established residential area of Devizes. Offered to the market with no onward chain.

- 3-bedrooms
- Recently redecorated
- Kitchen/diner
- Conservatory
- NO ONWARD CHAIN
- Solar PV panels installed
- Easily maintainable rear garden
- Ideal for first time buyers

🏡 Freehold

📊 EPC Rating D





A newly decorated, 3-bedroom, terraced home, in a well-established area of Devizes. Offered to the market with no onward chain and the knowledge that you can just move straight in.

Walking in through the front door, you are greeted with a long entrance hallway, with a storage cupboard, which leads you to the rooms of your downstairs accommodation. To your left of the entrance hallway is a convenient downstairs W/C and shower room. To the right of the entrance hallway, is the spacious kitchen, with recently refitted cupboard doors, a range of floor & wall mounted units, electric oven, electric hob and ample space for dining. The living room provides a relaxing space and leads into the conservatory, which could be flexible in use, depending on ones needs.

To the first floor, 3 bedrooms await. Bedrooms 1 and 2 are similar in size, providing good sized doubles, 1 has built in storage and they both have space for further free standing wardrobes. There is a further bedroom 3, which could be flexible in use as a single bedroom/office/dressing room. A modern 3-piece bathroom completes the accommodation.

Externally, solar PV panels have been fitted, which is extremely helpful in keeping those energy costs low. There is an easily maintainable, sun trap of a rear garden and parking available on street, outside.

### **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**

Council Tax: Band B

Services: Mains water, drainage and electricity. Electric heating.

Solar panels came with a 12-year product warranty and 25-year performance warranty. There is a 5-year warranty on the inverter. New heating tank and immersion heaters.



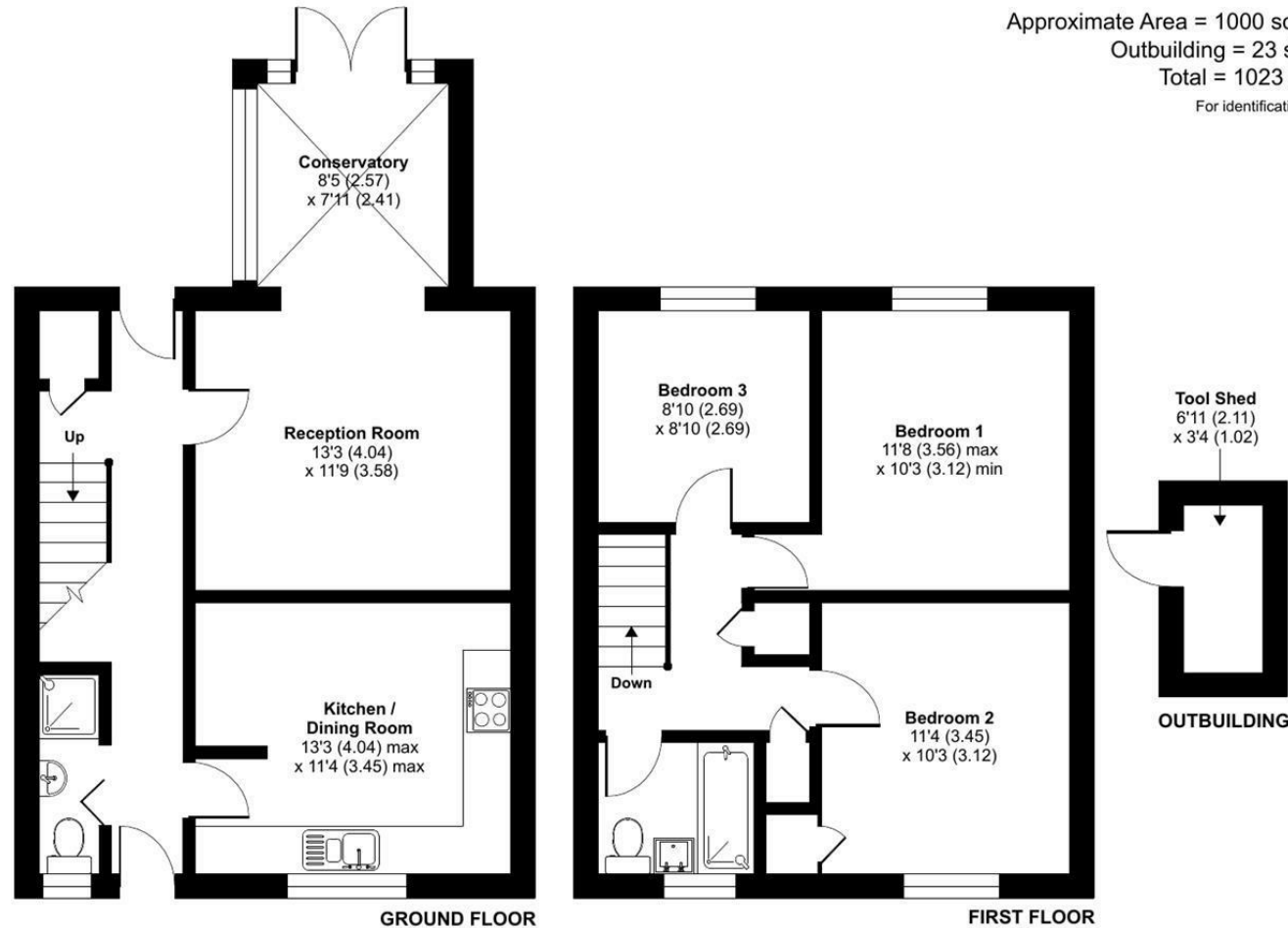
## Waiblingen Way, Devizes, SN10

Approximate Area = 1000 sq ft / 92.9 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1023 sq ft / 95 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: 1162590

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