



📍 22 Cornfield Road, Devizes, Wiltshire, SN10 3BA

🏠 £230,000

A delightfully presented 2-bedroom end of terrace home, boasting a wonderful garden with outlooks over Devizes.

- 2-bedrooms
- End of terrace home
- Wonderfully presented throughout
- Tiered garden with seating area and lawn
- Views over Devizes
- Walking distance back into town
- Driveway parking for two
- Well established residential area

🏡 Freehold

📊 EPC Rating D



A delightfully presented two-bedroom end of terrace home, ideally situated within comfortable walking distance of the town centre of Devizes, making it an excellent choice for first-time buyers or those seeking to downsize.

The home has been well maintained by the current owners and offers bright, well-balanced accommodation throughout. The ground floor comprises a welcoming living room to the front together with a spacious kitchen/dining room to the rear, providing an ideal space for everyday living and entertaining, with direct access out to the garden.

Upstairs, the property offers two bedrooms served by a family bathroom, with pleasant outlooks across the surrounding area.

Externally, the rear garden is a particular feature of the home, thoughtfully arranged to provide a variety of seating areas including a covered entertaining space, gravelled terrace and lawned garden. From the seating areas, there are delightful elevated views back across Devizes, creating an enjoyable setting for outdoor dining and relaxation.

To the front, the property benefits from off-street parking for two vehicles, a valuable addition for a home so conveniently positioned close to local amenities and countryside walks alike.

A smartly presented home in a popular residential location, ideally suited to modern day living.

### Situation

The property is located in a popular road within walking distance of town. 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 through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

### Property information

Electric heating. We are advised mains water, drainage and electricity are connected.

Tenure: Freehold

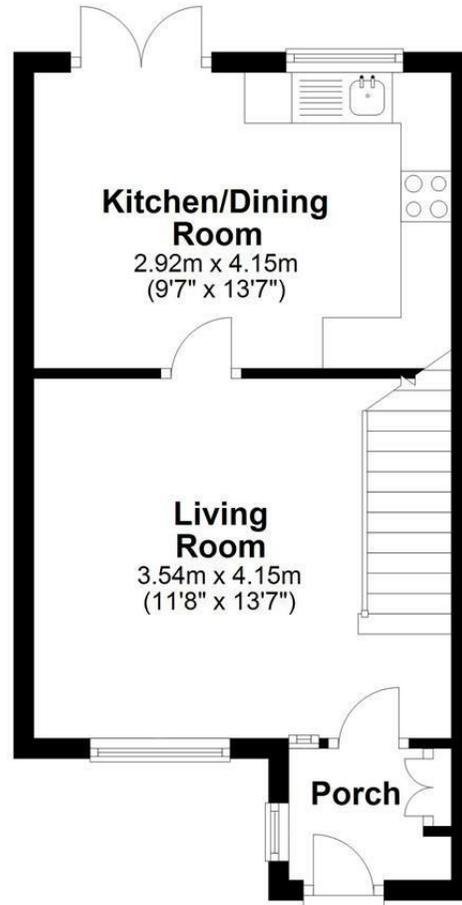
EPC rating: D

Council tax band: B



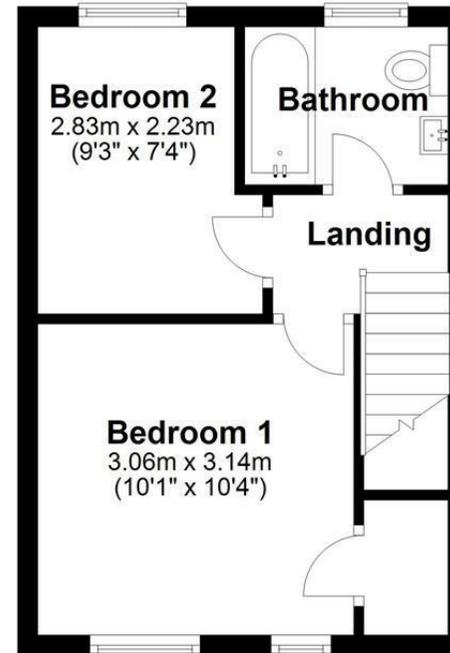
## Ground Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



## First Floor

Approx. 25.2 sq. metres (271.4 sq. feet)



Total area: approx. 54.7 sq. metres (588.7 sq. feet)

Floorplan may not be exactly to scale but is for illustrative purposes only  
Plan produced using PlanUp.

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.