



📍 2 Eastfield Cottages, London Road, Devizes, SN10 2DR

🔗 Offers In The Region Of £260,000

A charming 2-bedroom period cottage, backing onto the canal with more space than first meets the eye.

- 2-bedroom charming period cottage
- Flexible ground floor accommodation
- No onward chain
- Parking to the front and garage
- Open plan reception with delightful views
- Cellar
- Easy to maintain rear garden
- Backing onto the canal

🏠 Freehold

📊 EPC Rating D



A charming period cottage, pleasantly positioned along London Road on the outskirts of Devizes, offered to the market for the first time in over 35 years with no onward chain. Enjoying a delightful rear aspect backing directly onto the Kennet & Avon Canal.

2 Eastfield Cottages presents an excellent opportunity for purchasers seeking a character home with scope for updating and personalisation. The property retains a wealth of period charm whilst offering versatile accommodation arranged over two floors.

The flexible ground floor provides two well-proportioned reception rooms to the front, ideal for both formal and everyday living, together with a kitchen/dining room positioned centrally within the house. To the rear, a later vaulted extension creates a particularly attractive reception space, flooded with natural light and enjoying elevated views across the garden towards the canal. A standout feature of the home and a wonderful space from which to enjoy the setting throughout the seasons. A useful cellar provides additional storage.

Upstairs, there are two generous bedrooms served by a family bathroom, while the overall layout offers flexibility for a variety of lifestyle requirements.

Externally, the rear garden enjoys a peaceful outlook and backs directly onto the canal, creating a tranquil environment rarely found so close to town amenities. To the front, the property benefits from off-road parking along with a detached garage.

A characterful home in a highly appealing location, offering significant potential and an enviable waterside setting.

#### **Situation**

The property enjoys enviable views over the famous Kennet and Avon Canal to the rear. It is also conveniently placed for easy walking distance of the 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**

Agents note: There is a flying freehold. The rear garden backs on to land which has been leased from Canal & River Trust. The freehold garage is located on the plot of the neighbouring property and has access from London Road and also pedestrian access from the rear garden.

Tenure: Freehold

EPC rating: D

Council tax band: C



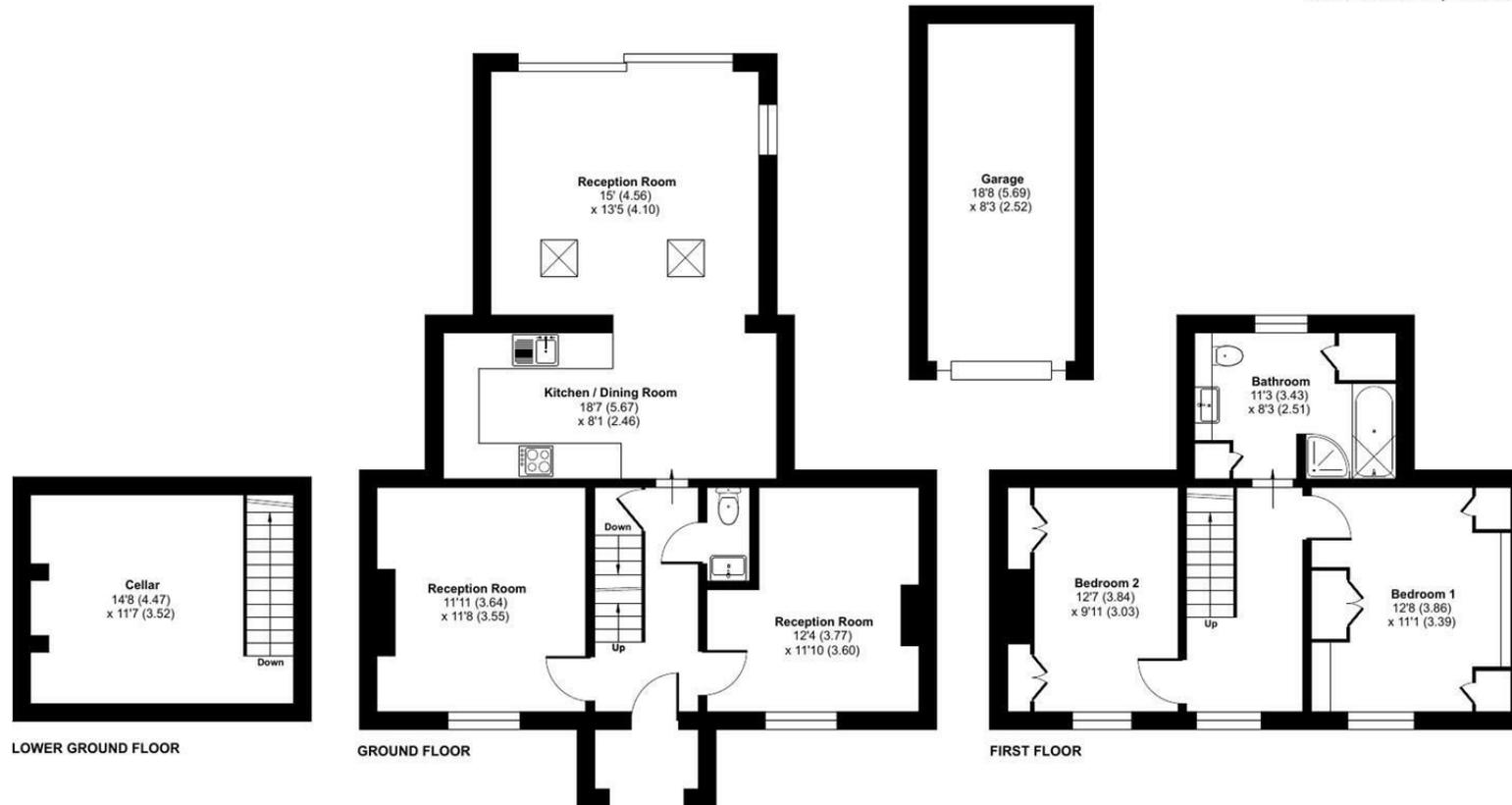
# Eastfield Cottages, London Road, Devizes, SN10

Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1516 sq ft / 140.8 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 2026. Produced for Strakers. REF: 1420217

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