





📍 20 Bratton Avenue, Devizes, Wiltshire, SN10 5BA

🏠 Guide Price £260,000

A well presented and much improved 3 bedroom end of terrace family home with a larger than average garden plus a workshop and garage.

- Good Sized End Of Terrace Home
- 3 Bedrooms
- Refitted Kitchen/Diner
- Separate Utility Room
- Refitted Bathroom (1 year old) + Cloakroom
- Overlooks A Small Green To Front
- Private S/E Facing Garden
- Workshop, Garage + Parking
- Walking Distance Of Town & Schools

🏠 Freehold

🏠 EPC Rating D





A stylish 3 bedroom end of terraced family home, well positioned for the town, enjoying views to the side and overlooking a small green to the front. Located on the favoured south side of town within easy walking distance of local primary and secondary schools, the home is equally convenient for countryside walks through Drews Pond woods.

Internally, there is a refitted downstairs cloakroom set off the entrance hall and a 17ft x 16ft light and airy sitting room with large picture window that overlooks the green. Glass panelled doors open through to an open plan kitchen /diner which has been updated with a range of contemporary wall and base cupboards and ceramic floor tiles. There is a slimline cooker, an integrated fridge, pull out larder cupboard and a corner carousel unit. To the rear of the kitchen is a generous utility room (also with tiled flooring), that houses the gas fired boiler and leads out to the garden. On the first floor there are three bedrooms in total complemented by a family bathroom. Two of the bedrooms are decent sized double bedrooms and have views over either the adjacent football ground and hills beyond or over the green. The bathroom was only redone in 2023 with a contemporary suite and fully tiled walls.

Outside, the property enjoys a private and fully enclosed, east facing rear garden that is bigger than most of the houses in this close, predominantly lawned with a patio sun terrace, a side gate as well as a rear gate. There is a single garage plus a large workshop with light and power that could be converted to a possible gym/office or playroom (subject to building regs). There is also parking for one car in front of the garage and on street parking available near by.

#### **Situation**

This family home is situated in a sought after area of Devizes, convenient for the town centre and the highly regarded Wansdyke school. Devizes provides an assortment of individual shops, coffee shops, businesses and supermarkets as well as a thriving weekly market. There are both primary and secondary schools, a leisure centre, theatre, cinema and various entertainment facilities. There are good road connections to Marlborough, Bath and Salisbury.

#### **Property Information**

Council Tax Band: C

All mains services are connected (modern gas boiler installed 2018).

Broadband Speed: 44 Mbps



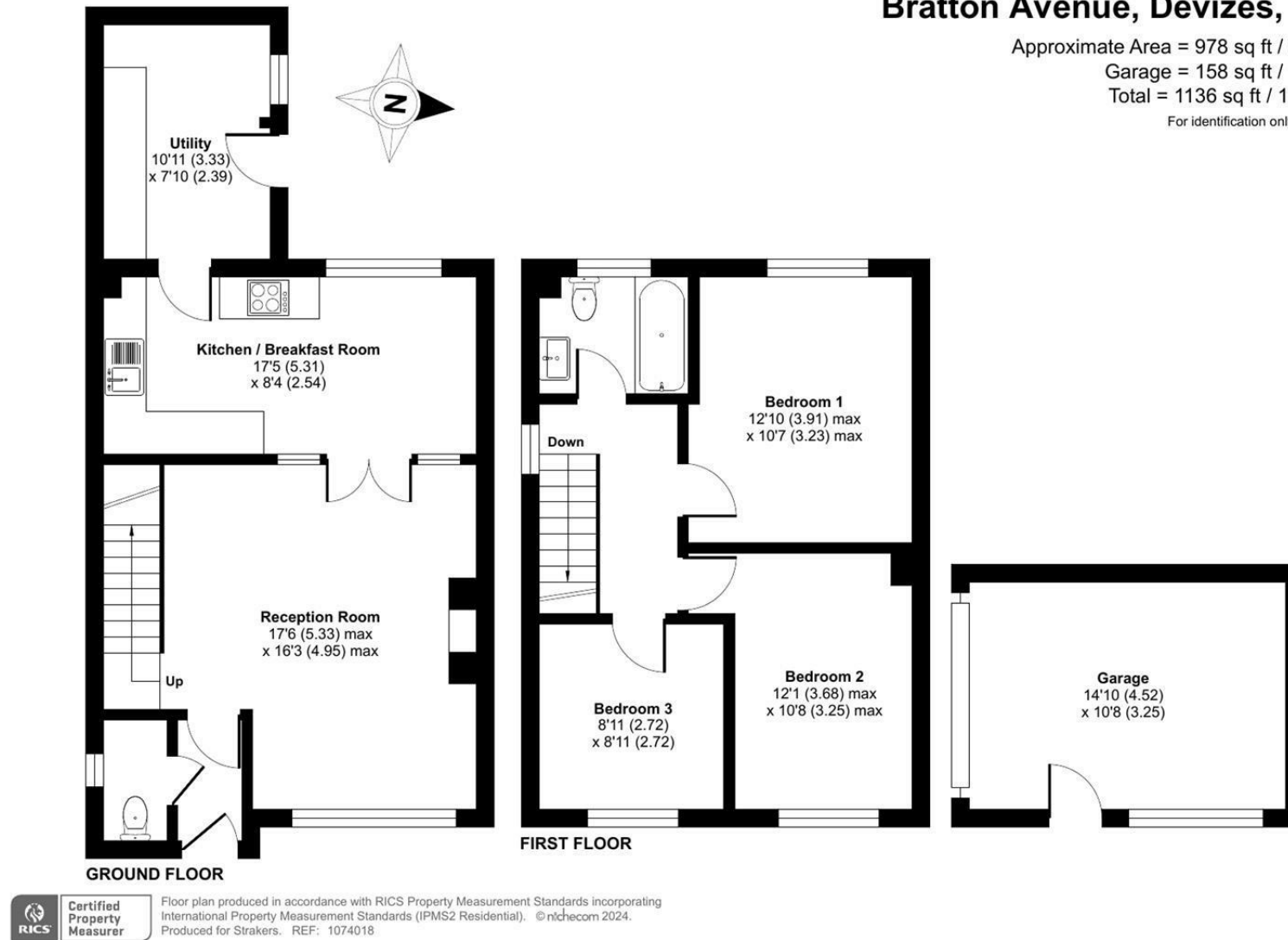
## Bratton Avenue, Devizes, SN10

Approximate Area = 978 sq ft / 90.8 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1136 sq ft / 105.4 sq m

For identification only - Not to scale



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