





📍 2 The Cedars London Road, Devizes, Wiltshire, SN10 2DU

🔗 Guide Price £410,000

A superb high specification home built by reputed local developers Qdos Homes, with 2 parking spaces, and a private rear garden that backs on to the Kennet and Avon Canal.

- Spacious Terraced Home (1280 sqft)
- High Specification Finish
- Overlooking The Canal To The Rear
- 32Ft Open Plan Kitchen/ Living / Dining Room
- 3 Large Double Bedrooms
- Walking Distance Of Town
- U/Floor Heating To Ground Floor & Bathrooms
- 2 Allocated Parking Spaces
- Private Rear Gardens
- Video Tour Available

🏠 Freehold

🏠 EPC Rating B





An exceptional contemporary home that backs onto and has views over the Kennet and Avon Canal. Far bigger than it may first appear (1280 sqft), this stylish home was built by very well respected local developers Qdos Homes in 2022 to an exemplary standard of finish throughout.

The spacious high quality interior is set over three floors. Internally, a large hallway with downstairs cloakroom leads into a magnificent 32'9" x 12'6" open plan kitchen/living/dining area. The bespoke fully fitted kitchen is well equipped with 'Neff' appliances to include: oven, 4 ring halogen hob, and extractor, plus there is a dishwasher, washer dryer and fridge freezer. It also features Quartz worktops and has French doors opening out to the rear garden. The ground floor benefits from under floor heating and oak effect flooring. On the first floor, there are two good sized double bedrooms complemented by a family bathroom with a contemporary suite and tiled flooring with under floor heating. The rear bedroom has a covered balcony with a glass balustrade from which you can sit and enjoy views of barges meandering along the the Kennet and Avon canal. The entire top floor features a wonderful master bedroom suite with a 17ft bedroom, a dressing area and very generous en suite bathroom with a bath and tiled flooring (again benefitting from under floor heating).

Outside, there are 2 allocated parking spaces plus 2 visitor spaces and a bin store. The enclosed rear garden has been well maintained and planted to include an array of colourful plants and established shrubs. At the bottom of the garden is the canal and a handy gate for rear access.

#### SITUATION

2 Cedar House is located on London Road, Devizes, This is within walking distance of the historical market town of Devizes, which is well known for being the home to Wadworth's Brewery. Amenities in the town include a range of shopping, entertainment, and leisure facilities, including a cinema (currently under refurbishment). The famous Kennet and Avon Canal runs directly to the rear of the development and provides wonderful walks and boating opportunities.

The property is in a central location, close to a number of excellent primary and secondary schools in the town, and surrounding villages. This development is within 25 miles of Bath city centre and is just 13.5 miles away from cosmopolitan market town, Marlborough.

#### SPECIFICATION

Under floor heating to ground floor and to tiled bathrooms. Fully fitted kitchen with Quartz work surfaces. Fitted appliances to include: oven, hob, extractor, dishwasher and fridge freezer

Downlights to primary rooms. Duravit sanitary ware. Vado brassware. Wood effect flooring in the kitchen areas. Tiled bathroom and en-suite floors.

EPC Rating: B

8 years remaining on LABC Warranty

#### PROPERTY INFORMATION

Services: All mains services are connected including gas fired central heating. Under floor heating to ground floor & bathrooms.

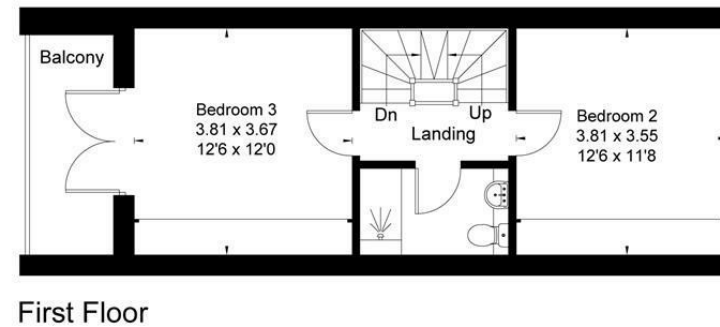
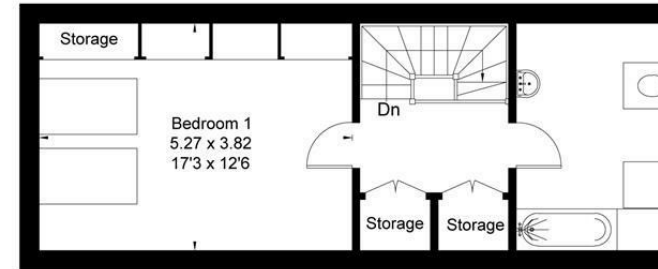
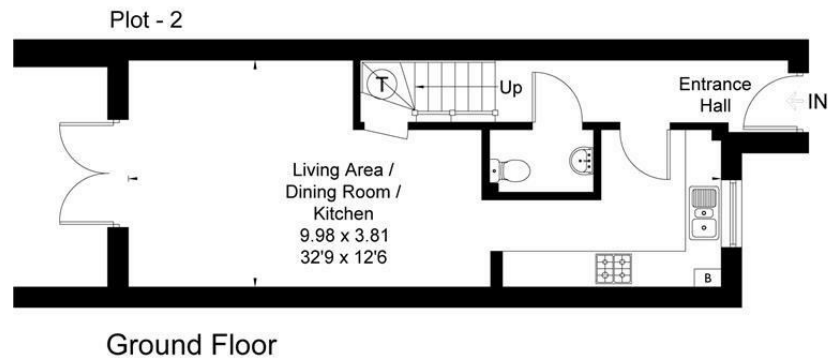
Council Tax: Band E

All households form part of the The Cedars Management Company and there is a charge for the upkeep of the driveway and public liability insurance= £21.40pcm, which will reduce to £14.90 in Sept '24.





Approximate Floor Area = 118.9 sq m / 1280 sq ft



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