



📍 3 Longs Building Snuff Court, Snuff Street, Devizes, Wiltshire, SN10 1HU

🔗 Offers Invited £225,000

A fantastic opportunity to purchase a 3 bedroom Grade II* listed Maisonette that has been recently refurbished to a good standard. It comes with allocated private parking and is set in the heart of Devizes.

- Three Bedrooms
- BUYER INCENTIVES AVAILABLE
- Maisonette
- Grade II* Listed
- Two Parking Spaces
- Communal Courtyard
- Town Centre Location
- Offered With No Chain
- Recently Renovated

🏠 Leasehold - Share of Freehold

🏠 EPC Rating E



BUYER INCENTIVES AVAILABLE: The seller is open to contributing towards the purchaser's costs such as stamp duty, legal fees, or service charges upon successful completion. For full details, please contact Strakers.

A fully refurbished 3 bedroom Grade II listed maisonette benefitting from 2 allocated parking spaces. This light, spacious and airy property is situated in the heart of Devizes.

A recently refurbished maisonette set within this historic Grade II* Listed building. This fabulous home is set in the very heart of Devizes town centre, just a stone's throw from all the amenities the town has to offer.

Internally, there is a light spacious living/dining room with separate kitchen complete with a range of appliances to include an integrated dish washer, cooker, hob and fridge/freezer. A stylish refitted bathroom is complemented by three bedrooms. The property benefits from brand new flooring throughout (laminated in the kitchen, floor tiles in the bathroom and carpeted bedrooms).

Externally, access to a communal courtyard with 2 allocated parking spaces with the property. Ideal for First Time Buyers, Investors and anyone looking to downsize, this property is offered with no onward chain.

Estimated rental valuation £975pcm

Situation

3 Longs Buildings is well situated right in the heart of the town and only a stone's throw from supermarkets and other amenities. 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

Mains electricity, water and drainage. Electric Heating.

Council Tax Band - C

Agents Note: Please note the internal images used are actually Computer Generated Images (CGIs) for illustration purposes only and may not be specific to this particular plot. The property is Grade II* listed and in a conservation area.

Tenure - Share of the Freehold

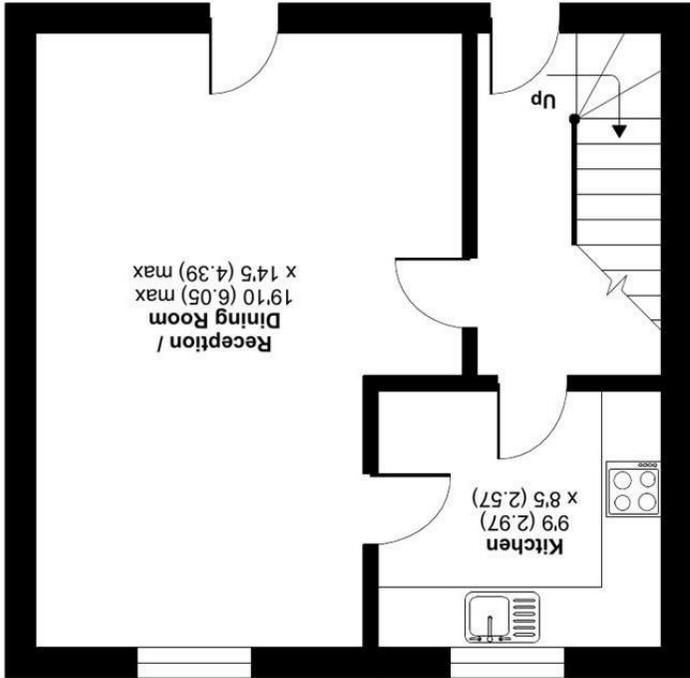
Service Charge: £3114.52 per annum



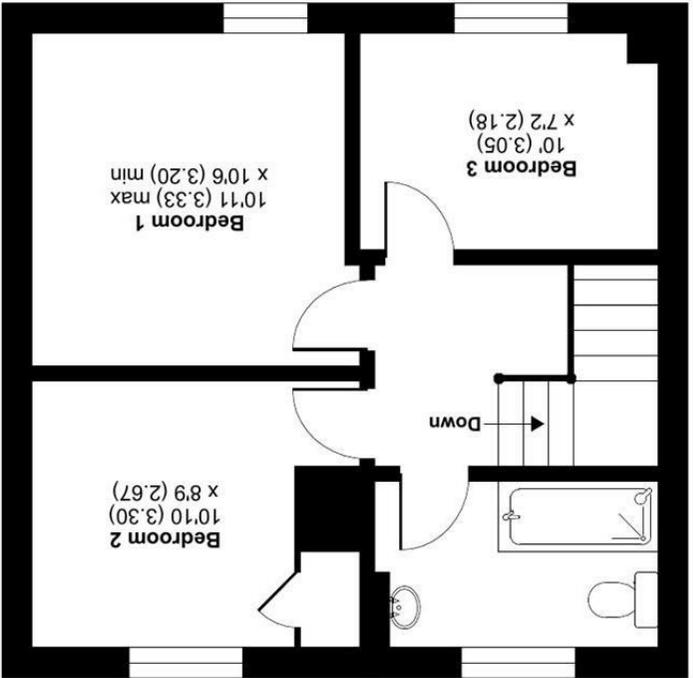
Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise 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.

Certified Property Measurer **RICS**
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhocom 2024.
 Produced for Strakers. REF: 1105984

GROUND FLOOR



FIRST FLOOR



Approximate Area = 854 sq ft / 79.3 sq m
 For identification only - Not to scale

Snuff Street, Devizes, SN10