



📍 9 The Island, Devizes, Wiltshire, SN10 3AB

🏠 Guide Price £240,000

An enchanting period home with a beautiful interior, gardens front and rear and allocated parking.

- Attractively Presented Cottage
- Charming Period Features
- Two Bedrooms
- Well Appointed Kitchen
- Delightful Living Room Overlooking The Green
- Long Lawned Front Garden
- Additional Rear Courtyard
- Private Parking
- No Onward Chain
- Ideal Buy To Let or Air BnB Opportunity

🏡 Freehold

🏠 EPC Rating F



Located at the heart of Devizes next to 'The Green,' this charming Grade II Listed terrace cottage offers delightfully presented and well proportioned accommodation with the added benefits of an attractive front garden plus a rear courtyard, as well as private allocated parking which is a rarity for a property so close to town. The cottage is being offered with no onward chain.

Internally, you enter into a charming sitting room with a feature fireplace, oak shelving, stairs to the first floor (with a useful understairs storage cupboard) and natural wood flooring. There are lovely views out the front window over the garden and Green beyond. A glass panelled door leads into a 14ft country cottage style kitchen with travertine limestone flooring, oak worktops, and a range of fitted wall and base cupboards. A further door leads out to a courtyard garden. On the first floor, there are two good bedrooms, both with exposed original elm wooden floorboards, complemented by a stylish refitted shower room. The main bedroom features some attractive wooden panelling.

Outside to the front, there is a south facing lawned front garden, with established shrubs and plants. The additional rear courtyard is the ideal spot for al fresco eating and entertaining. The cottage is perfectly placed for the numerous amenities that historic Devizes has to offer, with a popular leisure centre being just a stone's throw away. This endearing home is currently used as a successful Air B&B, and if so required, could be sold as a 'turn key' operation with the fixtures and fittings available by separate negotiation.

Situation

The Island is a popular location adjacent to The Green, and within walking distance of the town and canal. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

Local Authority: Wiltshire. Council Tax Band: B

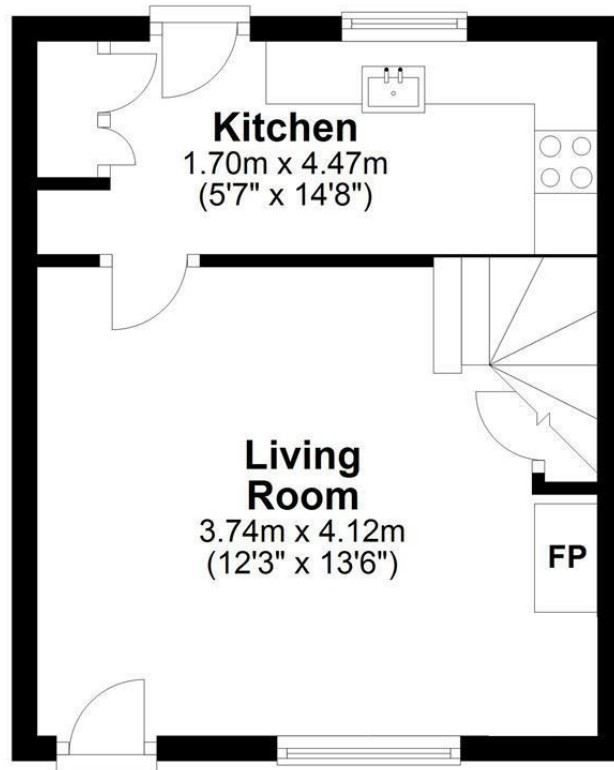
Grade II Listed

Services: Mains electricity, water and drainage. Electric combi-boiler system.



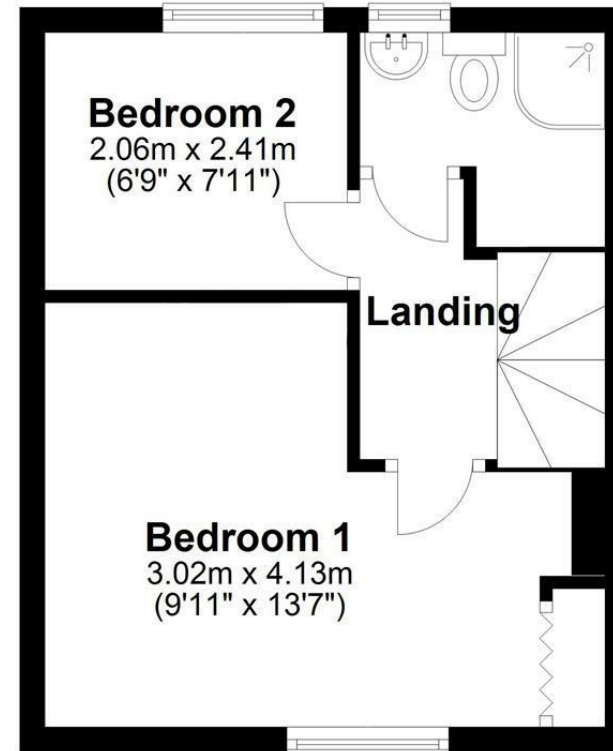
Ground Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.8 sq. feet)



Total area: approx. 49.6 sq. metres (533.5 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.