



📍 17 Beechfield Drive, Devizes, Wiltshire, SN10 2SW

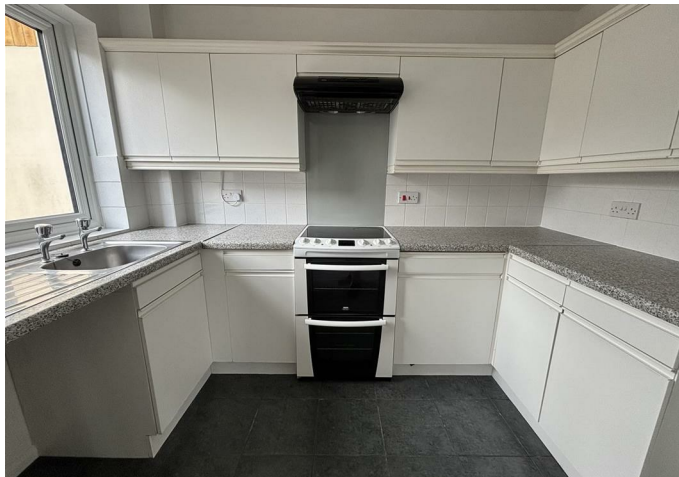
🏠 £135,000

Offered to the market with no onward chain, a 2-bedroom first floor flat situated in a popular residential location with views of the Kennet & Avon canal. The flat has recently had new windows, heaters, carpets and freshly decorated.

- 2-bedrooms
- NO ONWARD CHAIN
- First floor apartment
- Views of the canal
- Large reception room with Juliet balcony
- Allocated parking
- Ideal first time buy or investment
- New windows and heaters
- New carpets and freshly decorated

🏠 Leasehold

🏠 EPC Rating C



A well-presented and spacious two-bedroom first floor apartment, pleasantly situated in a quiet residential area, on the edge of Devizes. The property enjoys elevated views across the Kennet & Avon Canal and countryside beyond, while still being within easy reach of the town centre, canal-side walks and local amenities. This low-maintenance home offers a great opportunity for first-time buyers, downsizers or buy-to-let investors, with the added benefit of two allocated parking spaces and no onward chain.

The flat has recently had new windows, heaters, carpets and freshly decorated.

The accommodation is arranged off a central hallway and comprises a generous reception room with ample space for both seating and dining areas, a separate fitted kitchen with a range of units and space for appliances, two good-sized bedrooms, and a well-appointed bathroom with shower over bath. The property is double glazed throughout and features electric heating.

With its convenient location, attractive outlook and practical layout, this is a superb opportunity not to be missed.

Situation

The property is located in the popular Marina area with canal walks, The Hourglass public house and Devizes Marina Café all conveniently placed on your doorstep. 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

Electric heating. We are advised mains water, electricity and drainage are connected.

Tenure: Leasehold with a 999 year lease from 1996.

You will own 1/6 of the freehold which is shared between the other apartments in the block.

Maintenance charges: We are advised they are £100 per month.

Council tax band: B

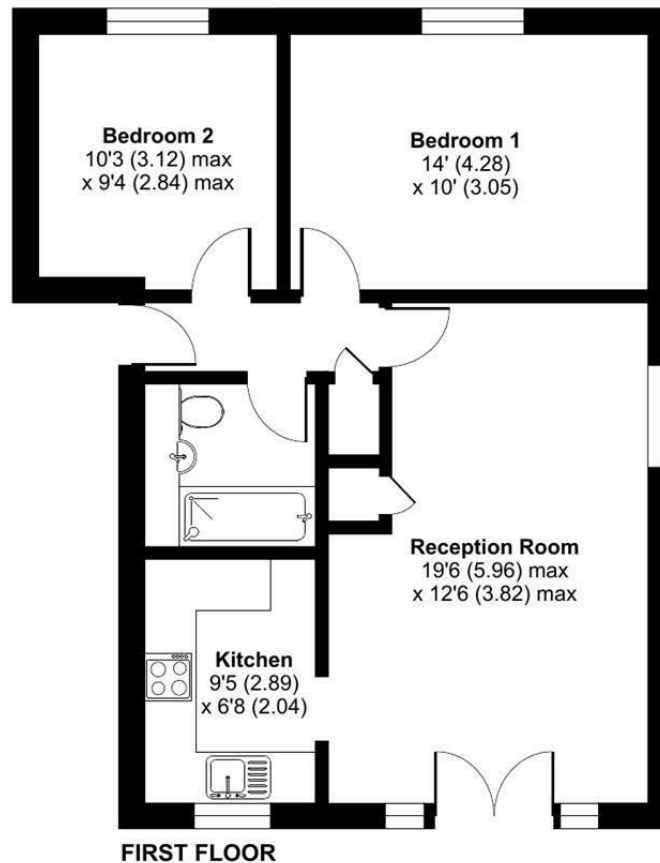
EPC rating: C



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Approximate Area = 629 sq ft / 58.4 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). © nitchecom 2025. Produced for Strakers. REF: 1295507

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