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5 Rotherstone, Devizes, SN10 2DA

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⑨ 5 Rotherstone, Devizes, SN10 2DA

£245,000

Situated within a pleasant level stroll back into the town centre, this 3-bedroom semi-detached home with no onward chain, offers scope for improvement, a larger than average garden and parking for 2 vehicles.

- Pleasant level stroll back into town centre
- 3-bedroom semi-detached home
- NO ONWARD CHAIN
- Larger than average garden
- Parking for 2 vehicles to the front
- Downstairs W/C
- Offering scope for improvement

❖ Freehold

⑩ EPC Rating D



Situated in a particularly convenient spot on the edge of Devizes town centre, the home offers a practical three-bedroom layout with the benefit of a larger than average rear garden and parking for two vehicles at the front. The property is found within a short, level stroll of the town's shops, cafés and amenities, making it an appealing option for those seeking easy access on foot.

The accommodation includes a good-sized reception room and a kitchen overlooking the rear garden, with a ground-floor cloakroom completing the layout. Upstairs are three bedrooms, two doubles and a single, served by a family bathroom.

While already a comfortable and straightforward home, the property provides scope for improvement, allowing a buyer to update and enhance to their own taste.

Offered with no onward chain, this is an excellent opportunity for first-time buyers, investors or anyone looking for a well-positioned home with strong potential in a popular residential area close to Devizes town centre.

#### Situation

The property stands in a delightful position close to the Kennet & Avon Canal and is conveniently located for Devizes town centre. This thriving market town boasts a wealth of amenities including schools for all ages, a leisure centre, cinema, theatre, museum and bustling weekly market. The Kennet & Avon Canal which passes through Devizes also provides walking and fishing facilities and the major centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a 30 mile radius.

#### Property information

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: D

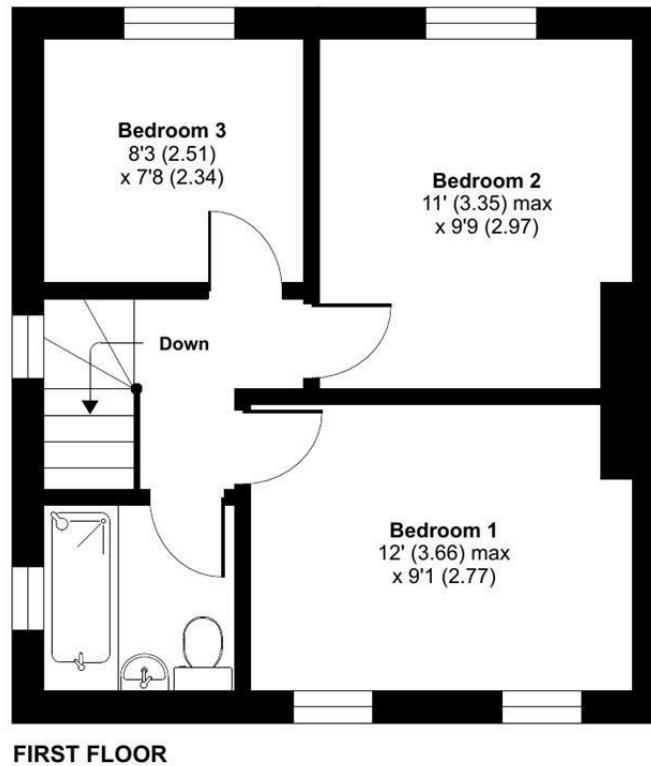
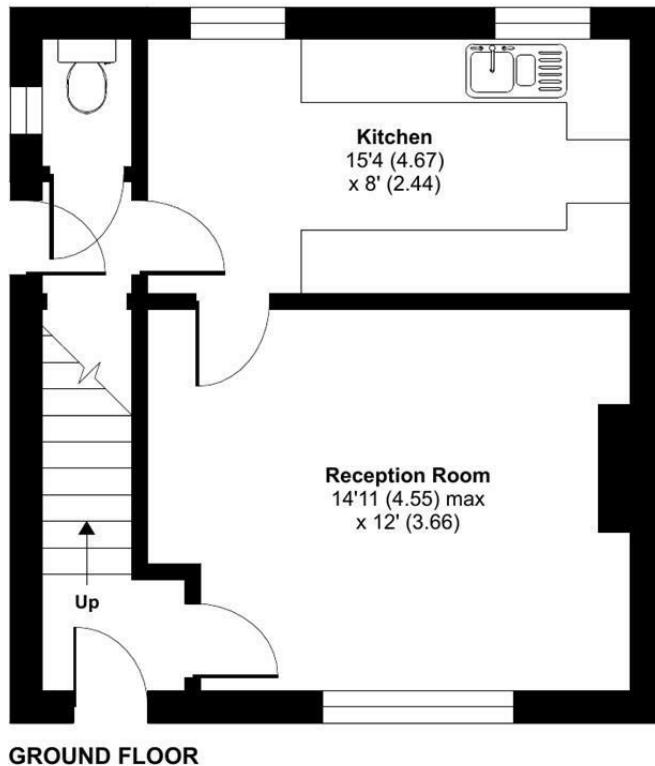
Council tax band: B



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Approximate Area = 758 sq ft / 70.4 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). ©nichecom 2025. Produced for Strakers. REF: 1387904

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For further details 01380 723451  
[devizes@strakers.co.uk](mailto:devizes@strakers.co.uk)

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