



strakers

6 Winchcombe Ave, Devizes, Wiltshire, SN10 2 QX

In branch | Online | On the move
strakers.co.uk

⑨ 6 Winchcombe Ave, Devizes, Wiltshire, SN10 2 QX

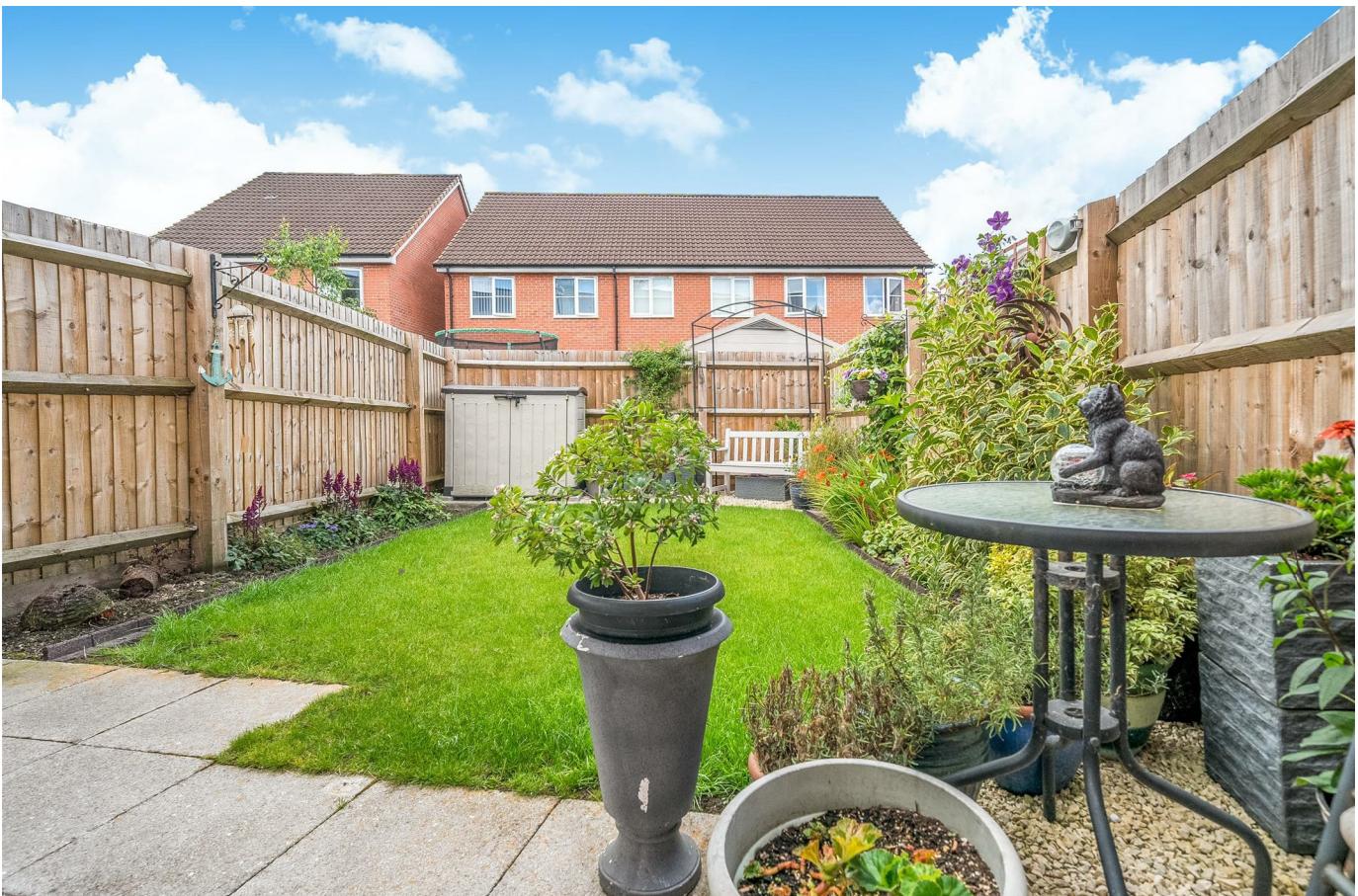
⌚ Guide Price £265,000

An exceptional 2 double bedroom modern home with a lovely rear garden and 2 parking spaces.

- Beautifully Presented Contemporary Home
- 2 Double Bedrooms
- En Suite Shower Room
- Additional Bathroom
- Stylish Kitchen
- Open Plan Sitting / Dining Room
- 2 Parking Spaces
- Private Landscaped Garden
- Great Buy-To-Let @ £900pcm
- Countryside Walks On The Doorstep

❖ Freehold

⑩ EPC Rating B



An immaculately presented and surprisingly spacious 2 double bedroom end of terrace home. Located on the edge of Quakers Walk with lovely countryside walks on the doorstep and overlooking the cricket pitch to the front, this delightful starter home is worth an early viewing!

This is an ideal property for any first time buyer as well as anyone looking to downsize. In addition with an estimated rental income of £900pcm this would make a great buy to let property- low maintenance, being only a few years old, with two double bedrooms complemented by an en suite shower room plus a contemporary bathroom. Inside a light hallway with wood effect flooring, leads off to a downstairs cloakroom and a charming kitchen. The kitchen is nicely fitted out with a good number of wall and base cupboards and has an integrated electric oven and 4 ring gas hob with extractor hood, plus the gas fired boiler and a 'Aqua Bion' water purifier to prevent limescale build up. The open plan sitting/dining room has French doors opening out to the rear garden as well as a useful understairs storage cupboard. On the first floor are the 2 aforementioned double bedrooms, with a fitted cupboard to the principal bedroom and an airing cupboard to the second bedroom. The stylish en suite has a double width shower and quality sanitary ware as does the main bathroom which has a bath and vinyl tiled effect flooring.

Outside, there is parking for 2 cars directly in front of the house. To the rear is a private west facing garden with a gated side access, an extended patio, lawn and colourful planted borders with established shrubs and plants.

Situation

The property is set in a popular location with wonderful countryside walks right on the doorstep along Quakers Walk and up to Roundway Hill. 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

Tenure: Freehold / Council Tax: Band C

EPC Rating: B

Services: All mains services are connected.

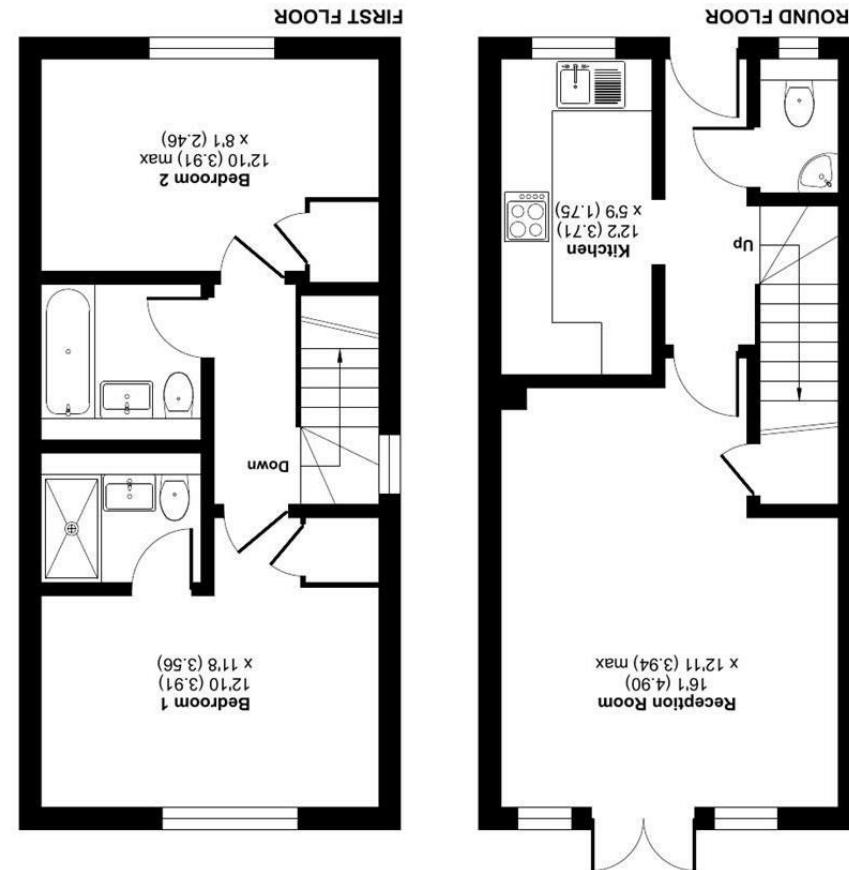
Estate Management Fee: £175 per annum (TBC) by the owner



These particulars, whilst believed to be accurate, do not set out as a general outline 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.



Floor plan produced in accordance with RCS Property Measurement Standards (IPMS2 Residential). © Nichecom 2024.
Produced for Stake. REF: 116229
International Property Measurement Standards (IPMS2 Residential). © Nichecom 2024.



Approximate Area = 750 sq ft / 69.6 sq m
For identification only - Not to scale

Winchcombe Avenue, Devizes, SN10