



📍 3 The Wharf, Couch Lane, Devizes, SN10 1EB

🏷️ Guide Price £230,000

Situated only a stones throw from the Kennet & Avon canal, this 2-bedroom end of terrace home with a garage is offered to the market with no onward chain.

- Sought after location
- Close to Kennet & Avon canal
- Sitting/dining room
- Modern kitchen
- Two bedrooms
- Rear courtyard
- Garage
- Ideal first purchase or downsize
- No chain

🏠 Freehold

📊 EPC Rating C



A well-positioned two bedroom end of terrace home, pleasantly situated close to the banks of the Kennet and Avon Canal and within an easy, relatively level walk of the centre of Devizes. The property also benefits from a single garage located in a nearby block of four.

The accommodation is well arranged across two floors. On the ground floor, an entrance hallway leads through to a comfortable lounge/dining room which enjoys windows to the front, side and rear, allowing for plenty of natural light. A door from the sitting area opens directly onto the rear courtyard style garden. The kitchen is positioned separately and provides a practical workspace with views to the rear.

Upstairs, the landing provides access to two bedrooms and the family bathroom, along with a useful storage cupboard. The principal bedroom is a good double room positioned to the front of the property and benefits from a built-in wardrobe. The second bedroom overlooks the rear garden and would work equally well as a guest room, nursery or home office. The bathroom is fitted with a bath with shower over, wash hand basin and W/C.

Externally, the property enjoys a private courtyard style rear garden with gated access leading to the rear of the garage block. The single garage itself benefits from an up-and-over door to the front, along with power, lighting and a rear access door.

Further benefits include gas central heating via a combination boiler and double glazing throughout. Overall, this is a conveniently located home, well suited to first time buyers, downsizers or investment purchasers looking to be within easy reach of the town and canal side walks.

### Situation

The property boasts delightful views over the canal from its front elevation. Situated by the Wharf - a stone's throw from the historic market town of Devizes, which boasts a wide range of amenities including a choice of shops, supermarkets, a leisure centre, small theatre, museum and thriving weekly market. The historic Kennet and 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

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: C

Council tax band: B



# The Wharf, Devizes, SN10

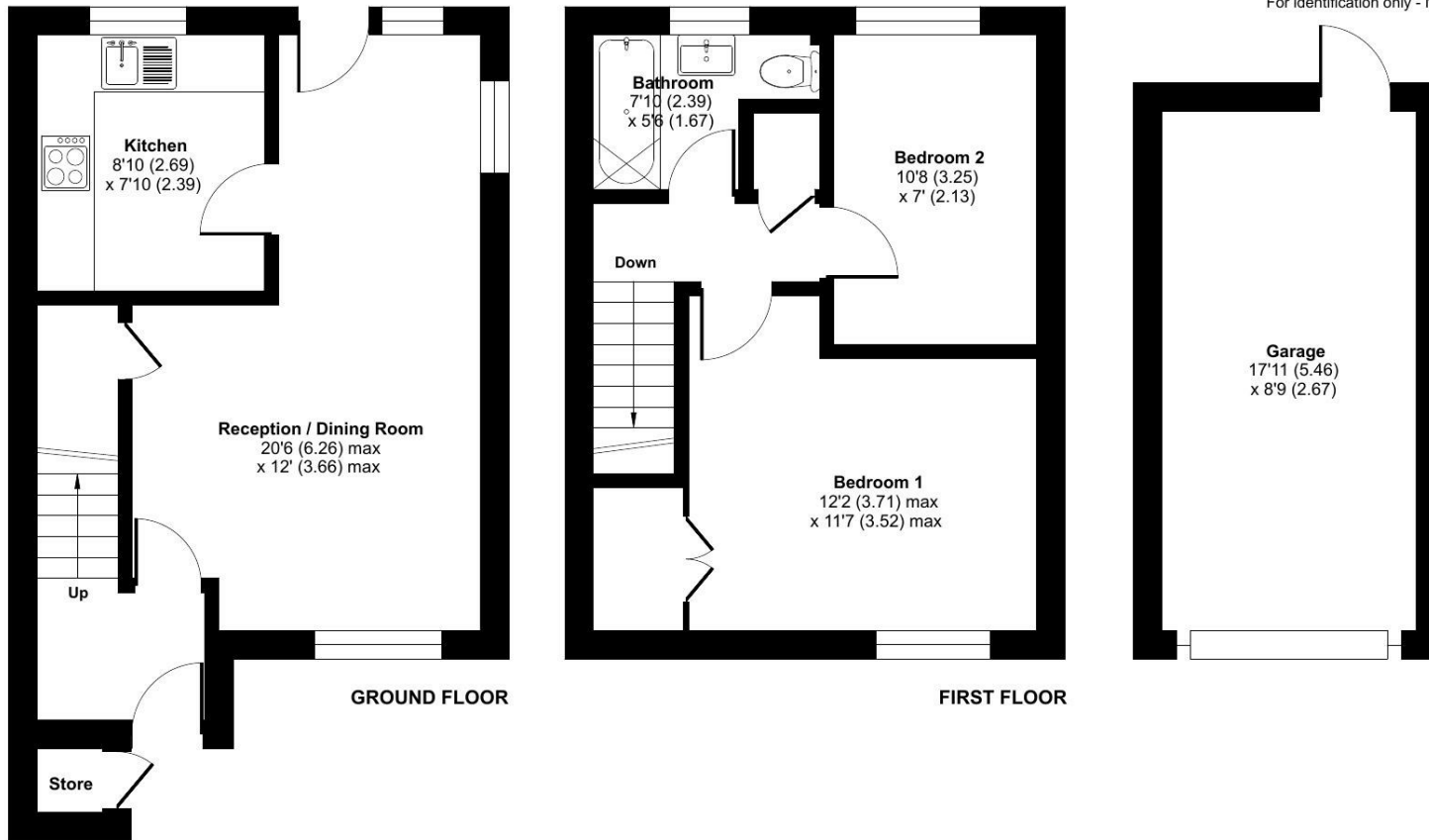
Approximate Area = 646 sq ft / 60 sq m

Garage = 157 sq ft / 14.5 sq m

Store = 5 sq ft / 0.4 sq m

Total = 808 sq ft / 74.9 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). © nctechcom 2026. Produced for Strakers. REF: 1425442

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