



Mayenne Place, Devizes SN10 1QJ

welcome to

Mayenne Place, Devizes

A well-presented semi-detached house which has been much improved to include new Wren kitchen, new bathroom, new boiler and re-wiring. The spacious accommodation comprises: Entrance hall with downstairs shower room, kitchen/diner and generous lounge, three bedrooms and family bathroom, Externally there is an ample rear garden and parking for three vehicles to the front of the property.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, and 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.





Ground Floor



First Floor

Entrance Hall

Shower Room

Lounge

17' 1" x 10' 9" (5.21m x 3.28m)

Kitchen / Diner

18' x 13' (5.49m x 3.96m)

Landing

Bedroom One

12' 2" x 9' 1" (inc wardrobes) (3.71m x 2.77m (inc wardrobes))

Bedroom Two

13' 2" max x 9' 2" (4.01m max x 2.79m)

Bedroom Three

8' 5" x 7' 2" (2.57m x 2.18m)

Bathroom

Rear Garden

Driveway Parking

Agent Note

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Mayenne Place, Devizes

- Three Bed Family Home
- Popular Residential Area
- Downstairs Shower Room & Family Bathroom
- Ample Parking & Enclosed Rear Garden
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DVZ105863



Property Ref:
DVZ105863 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



allenandharris.co.uk