



**Broadleas Road, Devizes SN10 5DG**



## **Welcome to Broadleas Road, Devizes**

Allen & Harris are delighted to offer to the market this three bedroom, semi-detached home, which would be ideally suited to First Time Buyers, Families, Homes Movers and Investors alike.

The accommodation comprises of Porch, Entrance Hall, Cloakroom, Lounge/Diner, Kitchen & Conservatory. To the first floor you will find three double bedrooms and family bathroom. Outside you will discover a front garden with parking for multiple cars, garage, and enclosed rear garden. The property also benefits from Solar Panels.

The property further benefits from being in 'move-in' ready condition, leaving little/no work for the buyer to do!

Viewing highly recommended!

If the property was offered to the rental market we would expect to achieve between £1,100PCM and £1,300PCM (please contact our lettings team for further information).

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, theatre and thriving weekly market, restaurants and bars. 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.

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**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Kitchen**

12' max x 10' 1" max ( 3.66m max x 3.07m max )

**Lounge / Diner**

20' 8" x 10' 11" ( 6.30m x 3.33m )

**Conservatory**

9' 11" x 11' ( 3.02m x 3.35m )

**First Floor**

**Landing**

**Bedroom One**

13' max x 11' max ( 3.96m max x 3.35m max )

**Bedroom Two**

11' max x 12' 11" max ( 3.35m max x 3.94m max )

**Bedroom Three**

7' x 8' 11" ( 2.13m x 2.72m )

**Family Bathroom**

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

### Broadleas Road, Devizes

- Popular Residential Area
- Three Bedroom Family Home
- Enclosed Rear Garden
- Ample Parking & Garage
- Internal Viewing Highly Recommended

Tenure: Freehold EPC Rating: C

offers in excess of

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DVZ105503](https://allenandharris.co.uk/Property/DVZ105503)



Property Ref:  
DVZ105503 - 0011

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.

  
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