



**Westminster Close, Devizes SN10 1BF**

**welcome to**

## **Westminster Close, Devizes**

Nestled in the peaceful Westminster Close in the heart of Devizes, Allen & Harris are thrilled to present this charming two-bedroom duplex maisonette. Perfect for first-time buyers, investors, or those seeking an ideal Airbnb opportunity, this property offers versatility and potential.

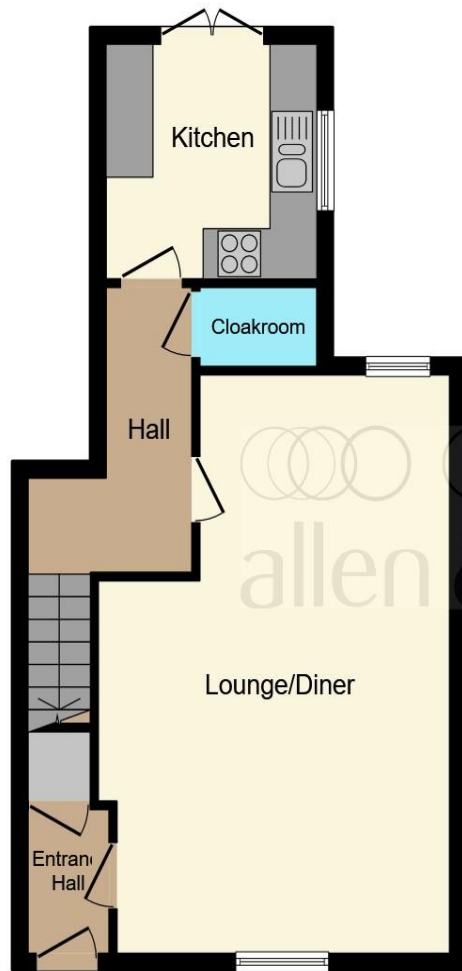
The well-designed layout features a spacious lounge/diner, a modern kitchen, and a convenient cloakroom on the ground floor. Upstairs, you'll find two generously sized bedrooms and a family bathroom. Outside, enjoy the privacy of your own enclosed rear garden, a low-maintenance front garden, and the convenience of allocated parking.

This home is offered with **\*\*NO ONWARD CHAIN\*\***, making it a fantastic opportunity for a smooth and swift purchase.

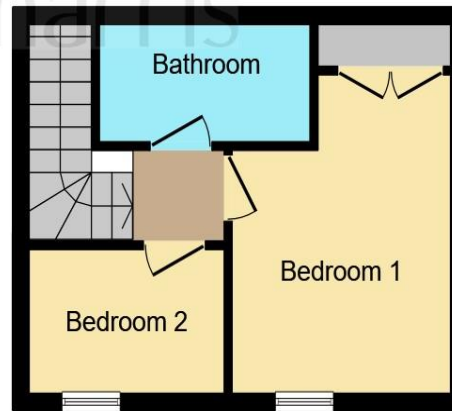
With an estimated rental value of £950-£975 PCM, this property is an attractive option for buy-to-let investors (contact our lettings team for more details).

Located in the vibrant, historic market town of Devizes, you'll have easy access to local amenities, including town centre shopping, supermarkets, schools, a leisure centre, theatre, and a bustling weekly market. Enjoy the scenic Kennet & Avon Canal for leisurely walks or fishing, while excellent transport links place Bath, Salisbury, Swindon, Marlborough, and Chippenham all within a 30-mile radius.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge / Diner**

22' 6" max x 14' 9" max ( 6.86m max x 4.50m max )

**Inner Hall**

**Cloakroom**

**Kitchen**

9' 3" x 9' 1" ( 2.82m x 2.77m )

**Landing**

**Bedroom One**

10' 2" x 12' 4" ( 3.10m x 3.76m )

**Bedroom Two**

8' 5" x 6' 2" ( 2.57m x 1.88m )

**Bathroom**

8' 7" x 4' 9" ( 2.62m x 1.45m )

**Rear Garden**

**Parking**

**Agents 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.

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## Westminster Close, Devizes

- Two Bedroom Duplex Maisonette
- Well Established Residential Area
- No Onwards Chain
- Front & Rear Garden
- Allocated Parking Space

Tenure: Freehold

EPC Rating: C

# £215,000

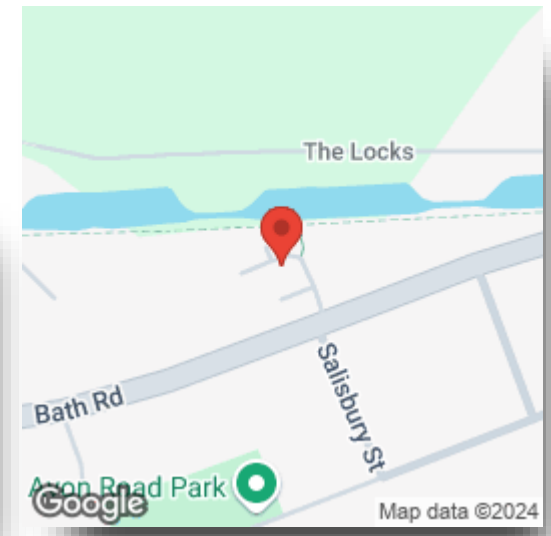


### directions to this property:

Starting at Allen & Harris, Devizes

- Head northwest on Northgate St toward Northgate St/A361
- Go through 2 roundabouts
- Continue onto A361/Bath Road
- Continue to follow A361/Bath Road
- Turn right onto Westminster Close

Destination will be on the left



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DVZ106093](https://allenandharris.co.uk/Property/DVZ106093)



Property Ref:  
DVZ106093 - 0012

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