



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.

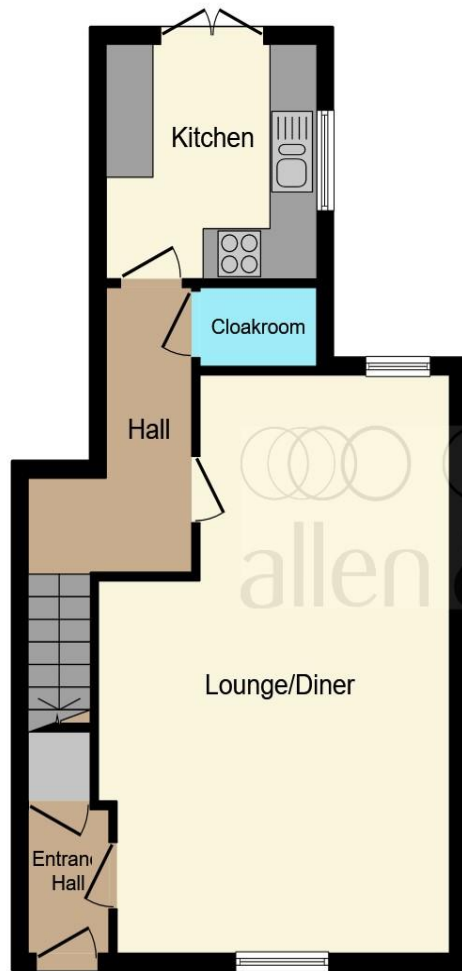
This home is offered with ****NO ONWARD CHAIN****, making it a fantastic opportunity for a smooth and swift purchase.

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.

****Viewing is highly recommended**** - Don't miss out on this fantastic opportunity!





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.

Welcome to

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://www.allenandharris.co.uk/Property/DVZ106093)



Property Ref:
DVZ106093 - 0013

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



[allenandharris.co.uk](https://www.allenandharris.co.uk)