



**Bratton Avenue, Devizes SN10 5BA**



**welcome to**

## **Bratton Avenue, Devizes**

Nestled within the serene embrace of a quiet cul-de-sac in the historic market town of Devizes, Wiltshire, this three-bedroom mid-terrace house beckons with its timeless allure. As you approach, a sense of tranquillity pervades the surroundings, setting the stage for a home that seamlessly blends comfort, convenience, and community.

The allure of this property extends beyond its immediate surroundings. Devizes, a market town steeped in history, provides an idyllic backdrop for a fulfilling lifestyle. From charming independent shops to cultural attractions, every amenity is within reach. The town's vibrant community spirit fosters a sense of belonging, making it more than just a location - it's a place to call home.

Devizes, situated in the heart of Wiltshire, is known for its rich tapestry of historic landmarks. The nearby Wiltshire Museum offers a glimpse into the region's past, while the Kennet and Avon Canal provides scenic walks along its meandering towpaths. The bustling market square is a focal point, hosting regular markets that bring the community together and showcase the town's lively atmosphere.

Convenience meets tranquillity in this family home, offering the best of both worlds. The proximity to local schools, parks, and essential amenities ensures that daily life is both seamless and enjoyable. Whether you're strolling through the town centre or taking a leisurely walk along the canal, the charm of Devizes becomes an integral part of your everyday life.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Lounge**

16' 6" max x 16' 3" ( 5.03m max x 4.95m )

**Kitchen**

16' 3" x 8' 4" ( 4.95m x 2.54m )

**Dining Room**

10' 7" x 7' 4" ( 3.23m x 2.24m )

**Utility Room**

7' 9" x 7' 7" ( 2.36m x 2.31m )

**Cloakroom**

**Landing**

**Bedroom One**

12' 8" max x 9' 10" max ( 3.86m max x 3.00m max )

**Bedroom Two**

12' 2" max x 9' 10" ( 3.71m max x 3.00m )

**Bedroom Three**

8' 11" max x 8' 2" ( 2.72m max x 2.49m )

**Bathroom**

8' 1" x 5' 6" ( 2.46m x 1.68m )

**Outside**

**Location, Location, Location**

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

## Bratton Avenue, Devizes

- Three Bedroom Mid-Terrace House
- Sought After Location
- Spacious Accommodation
- Front & Rear Gardens
- Driveway Parking for Two Cars

Tenure: Freehold  
EPC Rating: Awaited

guide price

**£280,000**

### directions to this property:

Head southeast on Northgate St toward The Market Pl

Continue onto The Market Pl

Continue onto St.John's St

Continue onto Long St

At the roundabout, take the 1st exit onto Southbroom Rd/A360

At the roundabout, take the 2nd exit onto Pans Ln

Turn left onto Sarum Dr

Turn left onto Bratton Ave

Destination will be on the right

Arrive: Bratton Avenue, Devizes SN10 5BA



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DVZ106161](https://www.allenandharris.co.uk/Property/DVZ106161)

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Property Ref:  
DVZ106161 - 0004

  
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