



**Downlands Road, Devizes SN10 5EA**

**welcome to**

## **Downlands Road, Devizes**

Welcome to this inviting 1-bedroom apartment situated in the Devizes.

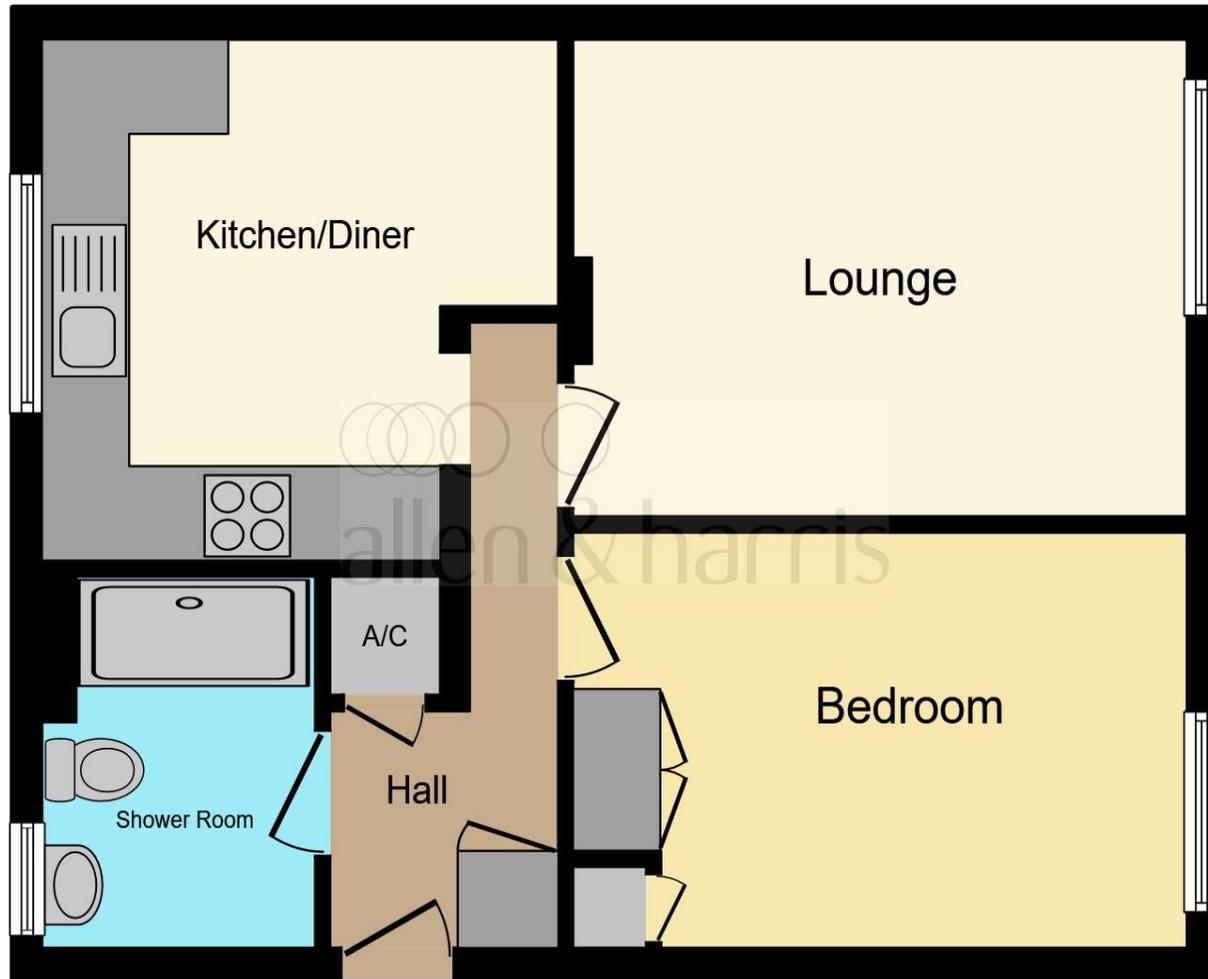
Upon entry, you are greeted by a cosy lounge bathed in natural light, providing an ideal space for relaxation or entertaining guests. Adjacent, the spacious kitchen/diner beckons with its potential for culinary creativity, offering ample room for meal preparation and dining.

The bedroom offers a peaceful sanctuary, boasting ample space for rest and rejuvenation. The adjacent bathroom, though in need of modernisation, provides a functional space for daily grooming rituals.

Storage abounds throughout the apartment, ensuring that belongings can be neatly organised and easily accessed. Additionally, a garage provides secure parking or additional storage, while a communal garden offers a serene outdoor retreat, perfect for enjoying the fresh air and greenery.

While the property requires some modernisation, it presents an exciting opportunity for customization and personalisation to suit your individual tastes and preferences. Don't miss out on the chance to transform this apartment into your dream home in the heart of Devizes, where comfort and convenience await.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Opportunity to improve
- Garage

Tenure: Leasehold

EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



### directions to this property:

- Starting at Allen & Harris Estate Agents Devizes, Northgate Street, Devizes
- 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 2nd exit onto Potterne Rd/A360
  - At the roundabout, take the 1st exit onto Wick Ln
  - Turn right onto Downlands Rd

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DVZ106416](https://allenandharris.co.uk/Property/DVZ106416)



Property Ref:  
DVZ106416 - 0002

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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