



**Southbroom Road, Devizes SN10 1LY**

**welcome to**

## **Southbroom Road, Devizes**

Discover a slice of historic charm in the heart of Devizes with this delightful one-bedroom character cottage. Nestled in a prime town location, this cosy abode offers a perfect blend of period features and modern comforts.

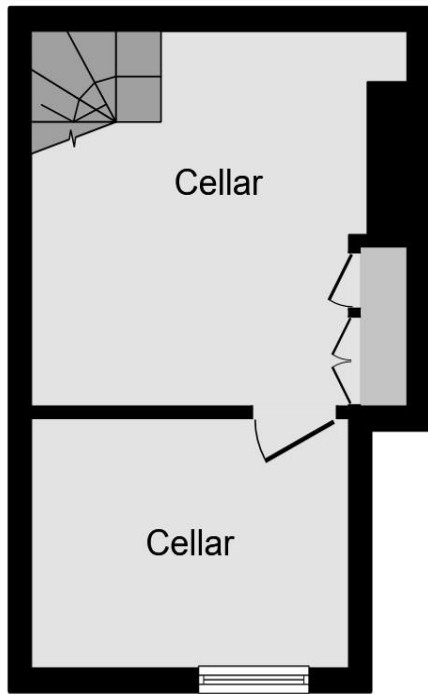
Step inside to find a welcoming living space, adorned with wooden flooring, original cottage style doors, original fireplace, and rustic accents that exude warmth and character. The comfortable lounge area invites you to unwind, while the well-equipped kitchen provides everything you need to whip up delicious meals. Upstairs, the tranquil bedroom awaits, boasting a peaceful ambiance for restful nights.

Outside, a communal garden offers a serene escape amidst the bustle of town life. Whether you're savouring a morning coffee al fresco or enjoying a leisurely stroll among the blooms, this shared outdoor space provides a tranquil oasis to relax and recharge.

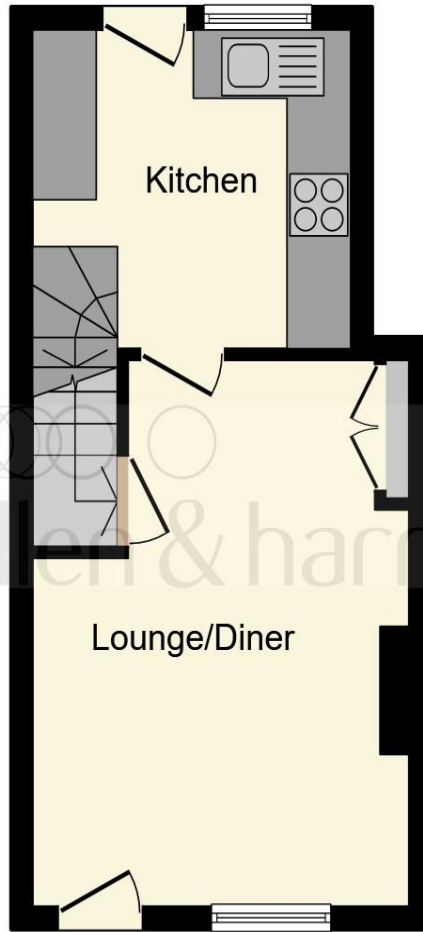
Conveniently located within walking distance of Devizes' charming shops, cafes, and attractions, this cottage serves as the perfect base for exploring all that this historic market town has to offer. From its picturesque canals and ancient landmarks to its vibrant community events, Devizes promises a memorable stay filled with local charm and hospitality.

Experience the allure of a bygone era with all the comforts of home in this enchanting character cottage. Book your viewing today and immerse yourself in the timeless beauty of Devizes.

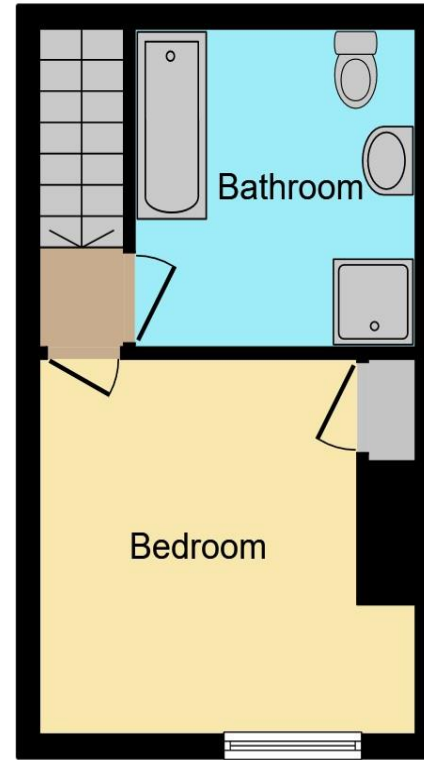




**Basement**



**Ground Floor**



**First Floor**

**Lounge**  
11' 8" x 17' 2" max ( 3.56m x 5.23m max )

**Kitchen**  
9' 11" max x 9' 4" ( 3.02m max x 2.84m )

**Bedroom**  
10' 10" x 10' 6" ( 3.30m x 3.20m )

**Bathroom**  
9' 3" x 7' 6" ( 2.82m x 2.29m )

**Basement Room One**  
11' 1" x 11' max ( 3.38m x 3.35m max )

**Basement Room Two**  
9' 11" x 7' 5" ( 3.02m x 2.26m )

**Garden**

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)

welcome to

## Southbroom Road, Devizes

- Character Cottage
- Modern Kitchen & Bathroom
- Converted Basement
- Communal Courtyard Garden
- NO ONWARD CHAIN

Tenure: Freehold  
EPC Rating: D

**£170,000**



### directions to this property:

From the Allen & Harris Office

- Head northwest on Northgate St
- At the roundabout, take the 2nd exit onto New Park St/A361
- At the roundabout, take the 1st exit onto Commercial Rd/A361
- Go through 1 roundabout
- At the roundabout, take the 2nd exit onto Southbroom Rd/A342
- At the roundabout, take the 3rd exit and stay on Southbroom Rd/A342

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/DVZ106237](https://allenandharris.co.uk/Property/DVZ106237)



Property Ref:  
DVZ106237 - 0006

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