





Welcome to

Davies Drive, Devizes

This spacious and versatile detached family home offers a perfect blend of comfort and convenience, set in the charming Wiltshire market town of Devizes. Located within walking distance of the scenic marina and tranquil canal, the property benefits from a peaceful setting while being close to local amenities. Featuring generous driveway parking, this home boasts an expansive and enclosed rear garden, ideal for family gatherings and outdoor entertaining. Inside, the property is designed for modern living, with flexible spaces to accommodate a growing family or home office needs.

Situated in the historic market town of Devizes has many amenities including; town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, a thriving weekly market, restaurants and pubs/bars. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.









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

Entrance Hall

Cloakroom

Lounge

12' 10" x 11' 8" (3.91m x 3.56m)

Dining Room

9' 10" x 9' 2" (3.00m x 2.79m)

Snug

10' 4" x 8' 10" (3.15m x 2.69m)

Wet Room

Reception / Bedroom One

9' 10" x 8' 7" (3.00m x 2.62m)

Kitchen

9' 10" x 8' 7" (3.00m x 2.62m)

Utility Room

Converted Garage

7' 9" x 16' 9" (2.36m x 5.11m)

Landing

Bedroom Two

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom Three

11' 10" x 10' (3.61m x 3.05m)

Bedroom Four

7' 8" x 17' 10" max (2.34m x 5.44m max)

Office

7' 7" x 8' 9" max (2.31m x 2.67m max)

Bathroom

Parking

Rear Garden

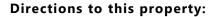
Welcome to

Davies Drive, Devizes

- Detached Family Home
- Close Proximity to Devizes Marina & Canal
- Spacious & Versatile Accommodation
- Enclosed Rear Garden & Driveway Parking
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

£400,000



Start at Northgate Street, Devizes SN10 1JL, UK

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 1st exit onto Estcourt St/A361

Go through 1 roundabout

At the roundabout, take the 2nd exit onto London Rd/A361

Go through 1 roundabout

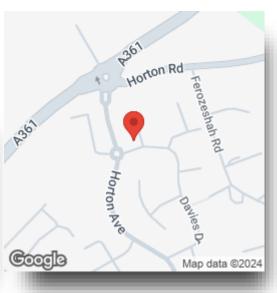
At the roundabout, take the 4th exit onto Horton Ave

At the roundabout, take the 1st exit onto Davies Dr









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DVZ106583



Property Ref: DVZ106583 - 0004 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.

X

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