



**Mayenne Place, Devizes SN10 1QW**

## **Welcome to Mayenne Place, Devizes**

Nestled within the heart of the quaint and historically rich market town of Devizes, lies this captivating one bedroom flat, presenting an unparalleled opportunity for tranquil living.

Positioned to capture the breath-taking views of the iconic Caen Hill locks, this charming abode seamlessly combines contemporary comfort with timeless elegance.

Step into the welcoming embrace of spacious living areas, adorned with natural light streaming through expansive windows, inviting you to unwind and indulge in the splendour of the surrounding landscape.

The thoughtfully designed kitchen, equipped with modern appliances and ample storage, beckons culinary adventures, promising delightful moments of culinary creativity.

Beyond the walls of this enchanting retreat, discover a vibrant community teeming with culture and charm, offering a plethora of amenities and attractions to explore. Whether savouring peaceful moments of solitude or embarking on adventures in the picturesque countryside, this home serves as the perfect sanctuary for those yearning for a harmonious blend of comfort, convenience, and scenic beauty.





### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 change.

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

## Mayenne Place, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious First Floor Flat
- Popular Residential Area

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jul 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £90,000

### directions to this property:

Head northwest on Northgate St toward Northgate St/A361

Go through 2 roundabouts

Continue onto The Nursery/A361

Continue to follow A361

Turn right onto Mayenne Pl

Turn left to stay on Mayenne Pl

Destination will be on the left



**view this property online** [allenandharris.co.uk/Property/DVZ106589](https://www.allenandharris.co.uk/Property/DVZ106589)



Property Ref:  
DVZ106589 - 0005

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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Please note the marker reflects the postcode not the actual property