



**Drakes Avenue, Devizes SN10 5AZ**



**Welcome to**

**Drakes Avenue, Devizes**

A beautifully improved three-bedroom family home in a sought-after area of Devizes. Set on a generous plot with wrap-around gardens and gated driveway parking, this stylish home offers modern comfort, privacy, and easy access to local amenities and countryside walks.



A beautifully presented three-bedroom family home, ideally located in a sought-after area of the charming Wiltshire market town of Devizes.

Having undergone a number of thoughtful improvements by the current owner, this property offers stylish and comfortable living throughout. The home is set on a generous plot with wrap-around gardens, perfect for families or those who enjoy outdoor living. A gated driveway provides secure off-street parking, enhancing both privacy and convenience.

This inviting home combines character, modern upgrades, and a prime location - within easy reach of local amenities, schools and scenic countryside walks. A must-see for buyers seeking a well-maintained home in a desirable setting.

### **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.



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## Welcome to

### Drakes Avenue, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Three Bed Semi Detached Family Home
- Sought After Location

Tenure: Freehold EPC Rating: D

guide price

# £225,000

### Directions to this property:

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 2nd exit onto Southbroom Rd/A360

At the roundabout, take the 1st exit onto Pans Ln

Turn left onto Sarum Dr

Take the 2nd turning on your left into Drakes Avenue

Destination will be at the end of the cul-de-sac



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DVZ106766 - 0004

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allen & harris



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