



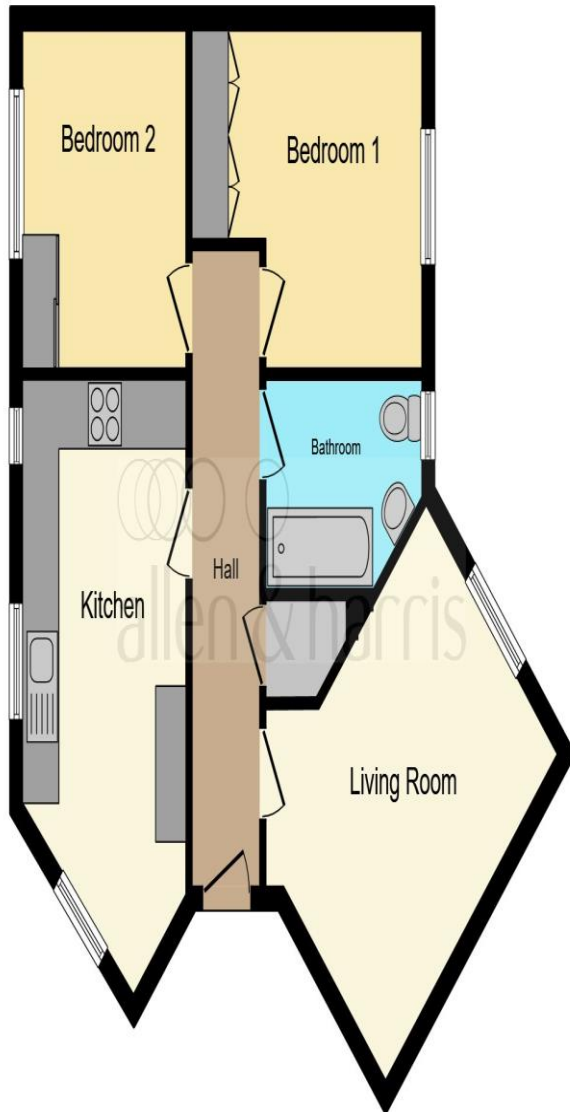
**Hillier Road, Devizes SN10 2FB**



## ***Welcome to*** **Hillier Road, Devizes**

Spacious top floor apartment in a popular Devizes location, offering two double bedrooms, bright living space, modern kitchen and bathroom. Features include secure intercom entry and allocated parking. Ideal for first-time buyers or investors.





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)



#### Entrance Hall

#### Living Room

13' 9" x 12' 4" ( 4.19m x 3.76m )

#### Kitchen

12' 4" max x 13' 9" max ( 3.76m max x 4.19m max )

#### Bathroom

8' 5" x 6' 3" ( 2.57m x 1.91m )

#### Bedroom One

12' 4" x 9' 6" ( 3.76m x 2.90m )

#### Bedroom Two

8' 9" x 9' 7" ( 2.67m x 2.92m )

#### Parking

## Welcome to Hillier Road, Devizes

- Two Bed Top Floor Apartment
- Light & Spacious Accommodation
- Popular Residential Area
- Allocated Parking
- Viewing Highly Recommended

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1239.94

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £165,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DVZ106796](https://allenandharris.co.uk/Property/DVZ106796)



Property Ref:  
DVZ106796 - 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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## Directions to this property:

Northgate St, 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

At the roundabout, take the 3rd exit onto Hambleton Ave

Turn right onto Hillier Rd

  
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**01380 729900**



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