



Springfield Road, Rowde, Devizes SN10 2NZ

Welcome to **Springfield Road, Rowde, Devizes**

Set in a sought-after village location just a short distance from the historic market town of Devizes, this two-bedroom detached bungalow offers a fantastic opportunity for those looking to modernise and add value.

The property boasts generously sized accommodation throughout, including two well-proportioned bedrooms, a bright living room, and a conservatory that opens onto the rear garden—perfect for enjoying the outdoor space year-round. A garage and off-road parking add to the convenience, making this an ideal home for those seeking single level living in a peaceful yet well-connected setting.

While the bungalow would benefit from updating, it presents a blank canvas for buyers to create a home tailored to their tastes and needs.





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

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.

Welcome to

Springfield Road, Rowde, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed Detached Bungalow
- Sought After Village Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£225,000

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

Slight right onto Dunkirk Hill/A342

Continue to follow A342

Turn left onto Springfield Rd

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/DVZ106825



Property Ref:
DVZ106825 - 0002

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