



Hillier Road, Devizes SN10 2FB

Welcome to **Hillier Road, Devizes**

Situated in a popular residential area within the thriving market town of Devizes, this well-proportioned two-bedroom ground floor apartment offers comfortable and convenient living with the added benefit of allocated parking.

The property features generously sized accommodation throughout, including a bright and airy living space, a well-appointed kitchen, two good-sized bedrooms, and a modern bathroom. Its ground floor position makes it ideal for a wide range of buyers, including first-time purchasers, downsizers, or investors.

Located close to local amenities, transport links, and the town centre, this apartment combines space, practicality, and a desirable location.





Entrance Hall

Lounge

11' 9" x 14' 6" (3.58m x 4.42m)

Kitchen

6' 8" x 7' 9" (2.03m x 2.36m)

Bedroom One

10' 3" x 14' 8" (3.12m x 4.47m)

Bedroom Two

6' 3" x 10' 3" (1.91m x 3.12m)

Bathroom

5' 9" x 6' 5" (1.75m x 1.96m)

Parking

Agent Note

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

Welcome to

Hillier Road, Devizes

- Ground Floor Apartment
- Two Bedrooms
- Popular Residential Area
- Allocated Parking
- Viewing Highly Recommended

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£145,250



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 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

Slight left

Arrive: Hillier Road, Devizes SN10 2FB



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DVZ106327



Property Ref:

DVZ106327 - 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.

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