



**Combe Walk, Devizes SN10 2HE**

## ***Welcome to***

### **Combe Walk, Devizes**

An opportunity to take the first step on the property ladder, this light and spacious one bedroom purpose built apartment. situated within walking distance from the popular market town of Devizes. Book your viewing today to avoid disappointment!

#### **Entrance Hall**

Entrance to this one bedroom top floor apartment situated in a popular residential area in the market town of Devizes is via the front door leading into the entrance hall which comprises : telephone entry system, storage cupboard and doors leading to lounge/diner, bedroom and bathroom and a radiator.

#### **Lounge / Diner**

14' 6" x 13' ( 4.42m x 3.96m )

Spacious lounge / diner with double glazed window to front aspect allowing lots of light into the property. Television aerial point, space for lounge furniture and small dining table and chairs and a radiator.



#### **Kitchen**

12' 10" x 7' 9" ( 3.91m x 2.36m )

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainage with mixer tap. Plumbing for washing machine, new oven and hob, space for fridge/freezer. Window to the side aspect, central heating boiler (Ideal combi boiler), lino flooring and a radiator.





### **Bedroom**

9' 10" x 11' 11" ( 3.00m x 3.63m )

Good sized double bedroom with large window to front aspect allowing lots of light, ample space for king size bed, further bedroom furniture and a radiator.

### **Bathroom**

6' 6" x 7' 3" ( 1.98m x 2.21m )

Bathroom comprising a low level w/c, vanity wash hand basin with tiled splash backs and storage below and bath with shower over. Extractor fan, lino flooring and a radiator.

### **Parking**

Allocated parking for one vehicle to the rear of the property.



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## Welcome to

### Combe Walk, Devizes

- One Bed Top Floor Apartment
- Popular Residential Area
- Low-Cost Housing Scheme - 25% Discount
- Ideal First Time Buy
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 4688.40

Ground Rent: 146.29

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £97,500



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)

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Property Ref:  
DVZ106981 - 0002

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