



Le Marchant Close, Devizes SN10 2EZ

Welcome to

Le Marchant Close, Devizes

Attractive three-bed semi-detached family home tucked away in a quiet cul-de-sac in a sought-after Devizes location. Features lounge, kitchen, cloakroom and conservatory plus three bedrooms, gardens, driveway parking for two cars and a garage.

Entrance Porch

Entrance to this three bedroom family home situated in a popular residential area within the Wiltshire market town of Devizes is via the front door leading into the porch which has space for coats and shoes.

Cloakroom

Downstairs cloakroom comprising a low level w/c, wash hand basin, window to the front aspect and a radiator.

Lounge

Good sized lounge with a window to the front aspect, glass door leading to the conservatory, ample space for lounge furniture, laminate flooring and two radiators.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainage with mixer tap. Integrated oven, gas hob with stainless steel extractor hood above, plumbing for washing machine and dishwasher and space for fridge/freezer. Window to the rear aspect, door leading to the garden and a wall mounted boiler.

Conservatory

Of UPVc construction with a brick built base, French doors leading to the garden, tiled flooring with under floor heating.

Landing

Stairs from the lounge leading to the first floor, doors leading to all bedrooms and family bathroom and laminate flooring.

Bedroom One

Generous master bedroom with a window to the front aspect, ample space for bedroom furniture, laminate flooring and a radiator.

Bedroom Two

Another good sized bedroom with a window to the rear aspect, laminate flooring and a radiator.

Bedroom Three

Situated to the rear of the property with a window overlooking the garden, laminate flooring and a radiator.

Bathroom

Family bathroom comprising a low level w/c, vanity wash hand basin with storage below and 'P' shaped bath with shower over. Obscure window to the rear aspect, tiled flooring and a chrome wall mounted heated towel rail.

Rear Garden

Enclosed by panel fencing with a patio area to the fore and the remainder laid to lawn. Pathway leading to the garden gate which leads to the driveway.

Garage

With an up and over door, power and light.

Parking

Driveway parking for two vehicles.





view this property online allenandharris.co.uk/Property/DVZ107092



Welcome to

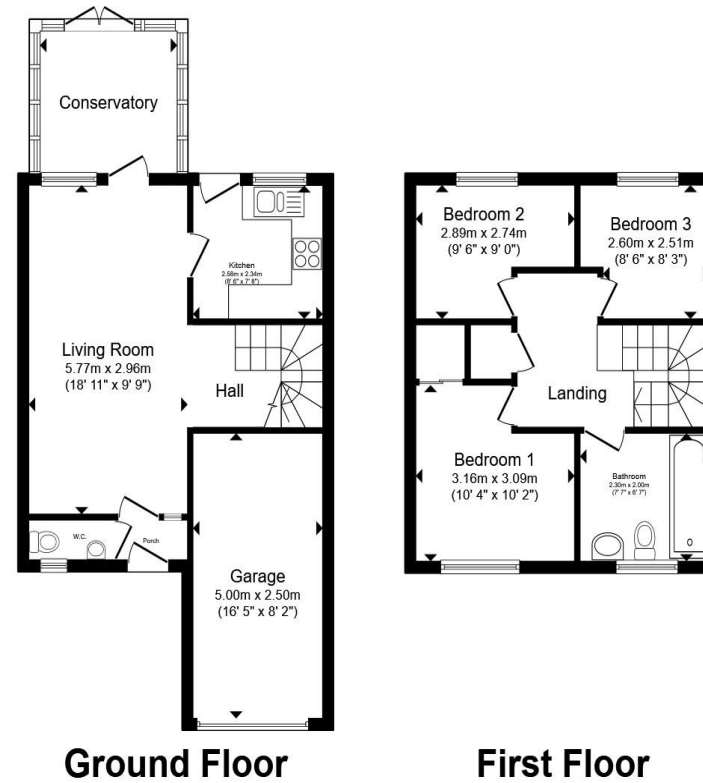
Le Marchant Close, Devizes

- Sought After Cul-De-Sac Location
- Spacious Three Bed Family Home
- Garage & Driveway Parking
- Front & Rear Gardens Ideal for Family Use
- Viewing Highly Recommended

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

guide price

£320,000



Total floor area 88.6 m² (954 sq.ft.) approx

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.propertybox.io

 allen & harris

view this property online allenandharris.co.uk/Property/DVZ107092



Property Ref:
DVZ107092 - 0005

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



allenandharris.co.uk