



**The Island, Devizes SN10 3AB**

allen & harris

## Welcome to

### The Island, Devizes

Charming Grade II listed mid-terrace cottage in central Devizes. Dating to the early 1800s, it features a cosy lounge with fireplace, spacious kitchen, cellar, two double bedrooms, courtyard garden and a rare bonus, two allocated parking spaces.

#### **Entrance Hall**

Entrance to this charming Grade II Listed character cottage nestled in the heart of the market town of Devizes is via the front door leading into the entrance hall which comprises a door leading to the lounge and stairs leading to the first floor.

#### **Lounge**

Charming lounge with a feature brick wall, original fireplace with electric log burner style stove. Sash window to the front aspect, door leading to the kitchen/diner and an electric wall mounted heater.

#### **Kitchen / Diner**

Kitchen/diner comprising a good range of wall and base units with work surfaces over, stainless steel sink/drainer with mixer tap. Integrated oven, integrated hob with stainless steel chimney style cooker hood over, plumbing for washing machine, further appliance space and space for fridge/freezer. Space for dining table and chairs, Sash window to the rear aspect and a further small window to the rear, LED ceiling light, Stable door leading to the courtyard and tiled flooring.

#### **Basement**

The cottage also has a fully tanked cellar with natural light and fireplace, which would be suitable for many different purposes.

#### **Landing**

Stairs from the entrance hall, access to a partially boarded loft and doors leading to both bedrooms and the family bathroom.

#### **Bedroom One**

Good sized double bedroom with a sash window to the front aspect offering lovely views over the town green, three built in wardrobes offering lots of storage space, internal window to the stairs and a wall mounted electric heater.

#### **Bedroom Two**

Situated to the rear of the property with a sash window overlooking the courtyard and an electric wall mounted heater.

#### **Bathroom**

Family bathroom comprising a low level w/c, wash hand basin and bath with electric shower over. Obscure sash window to the rear aspect, lino flooring and an electric heated towel rail.

#### **Externally**

Externally the property offers an attractive front garden with a pathway leading to the front door and a selection of shrubs, and a rear courtyard which provides access to private parking for two vehicles. The courtyard also has a large storage shed with power and light.





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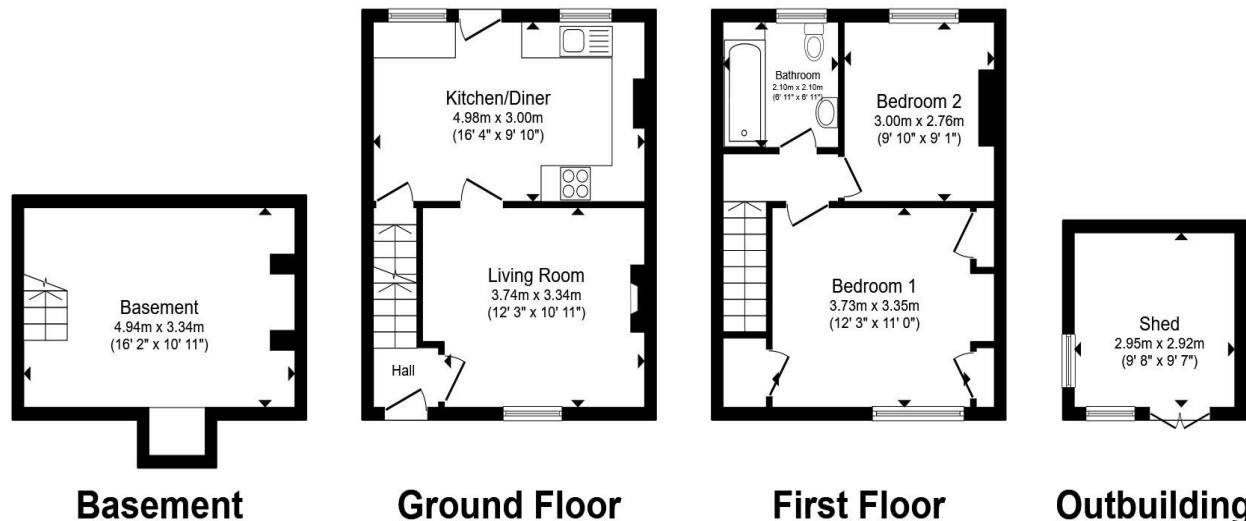
- Grade II listed mid-terrace cottage dating to the early 1800s
- Cosy lounge with feature brick wall and fireplace
- Spacious kitchen plus useful cellar
- Two light-filled double bedrooms
- Rear courtyard garden and two allocated parking spaces

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

guide price

**£280,000**



Total floor area 90.2 m<sup>2</sup> (971 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](http://www.propertybox.io)



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Property Ref:  
DVZ107118 - 0002

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