



📍 4 Maton Close Bath Road, Devizes, Wiltshire, SN10 2UH

🏠 Guide Price £290,000

A perfect opportunity to purchase a two bedroom semi detached home within walking distance to Devizes market place or the canal, an early viewing is highly recommended and offered chain free.

- Private Garden
- Close Town & Canal
- Semi Detached Home
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- High Specification Finish
- Two Allocated Parking Spaces
- Under Floor Heating
- No Onward Chain

🏠 Freehold

🏠 EPC Rating B



A superb two bedroom semi detached home currently within an exceptional development by Ashford Home. Maton Close and the converted former Victorian School St Peter's House back on to the Kennet and Avon Canal and are well placed being just a short stroll from the Market Place.

4 Maton Close has a well equipped kitchen with quartz worktops and features a range of integrated appliances and tiled flooring. The beautiful kitchen is open plan to a 20ft living/dining room with French doors out to the private rear garden and floor to ceiling glazing to the front. There is also a downstairs cloakroom.

On the first floor there are two double bedrooms complemented by a bathroom with quality sanitary ware and tiled flooring. This property has underfloor heating (wet system) and gas fired central heating. Outside there are Two allocated parking spaces and a good sized low maintenance private garden.

Situation

St Peters House and Maton Close are situated in a popular and well established residential area of the town standing that is only a short walk from amenities and backing on to the canal and the famous Caen Hill flight of locks. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers.

Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The town centre offers a wide range of amenities including a choice of supermarkets, shops, a modern leisure centre with indoor swimming pool, public library, and schooling for all age groups

The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information


Tenure: Freehold

Council Tax: Band C

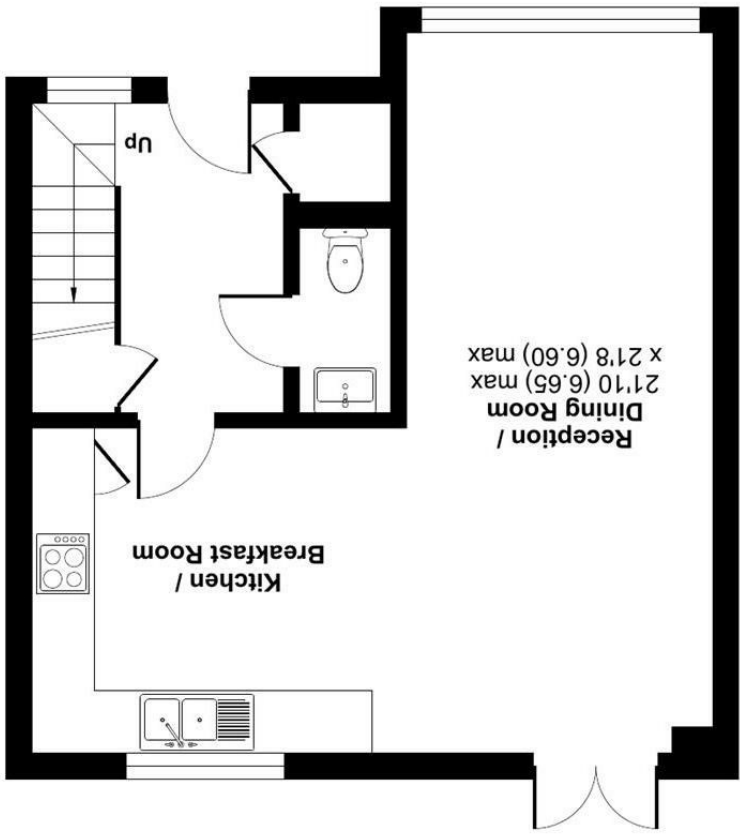
Services: All mains services are connected. Gas fired central heating with underfloor heating throughout (wet system).



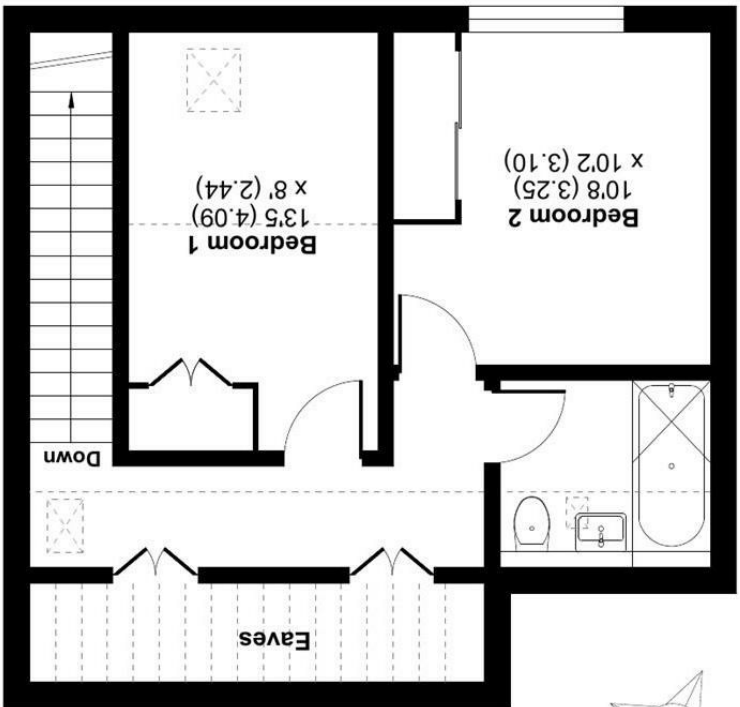
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 RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhocom 2023.
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GROUND FLOOR



FIRST FLOOR



Maton Close, Deves, SN10
 Approximate Area = 750 sq ft / 69.7 sq m
 Limited Use Area(s) = 155 sq ft / 14.4 sq m
 Total = 905 sq ft / 84.1 sq m
 For identification only - Not to scale