





📍 14a Northgate Street, Devizes, Wiltshire, SN10 1JL

🏠 Guide Price £200,000

A charming and unique Grade II Listed home, packed with period features, a flexible and beautifully presented interior as well as a south facing courtyard garden.

- Incredibly Spacious Maisonette Over 2 Floors
- Sunny South Facing Courtyard Garden
- Flexible Accommodation
- Large Sitting Room / Optional Bedroom
- Double Bedroom With Stylish En Suite
- Separate Snug
- Charming Kitchen/Dining Room With Old Range
- Additional Downstairs WC
- Town Centre Location
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C





Packed with period features, perfect for the town centre and a sunny garden as well- a simply beautiful home right in the heart of Devizes offered with no onward chain.

This spacious maisonette (879sqft) has a wonderful interior that is very adaptable in its configuration with accommodation arranged over the ground and lower ground floors. If you are looking for a unique character property with amenities right on the doorstep this could be the one for you!

Internally, an entrance hall with polished wooden floorboards opens in to a gorgeous 15ft Living Room/occasional 2nd bedroom with plantation shutters over the former shop window, a continuation of the wooden flooring, exposed ceiling beam and wall timbering and a comforting log burning stove. From the hall there are stairs descending to the lower ground floor as well as door into a double bedroom and luxurious bathroom with two windows, a roll top bath with 'rainfall' shower over, ceramic tiled flooring and a heated towel rail/radiator. Downstairs there is a cleverly concealed cloakroom/WC behind a faux bookcase. A further reception room with painted wooden floorboards and under stairs storage cupboard leads into the sizeable kitchen/dining room with alight well, original cast iron range, an attractive bricked arch that extends the width of the room and tiled floor. Painted wall and base cupboards are completed by oak worktops.

Outside, a pathway leads to a south / s/w facing hard landscaped garden with a patio sun terrace that is the ideal spot for outdoor eating and entertaining (the rear garden beyond this belongs to the upper maisonette).

#### **Situation**

This period home is located right in the heart of Devizes town centre, and just a mere a stone's throw away from shops, restaurants and amenities. 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 major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Grade II Listed & In A Conservation Area.

Tenure: Leasehold: 999 years from 18/1/99. Peppercorn rent.

Services: All mains services are connected. New gas combi boiler installed in June 2021.

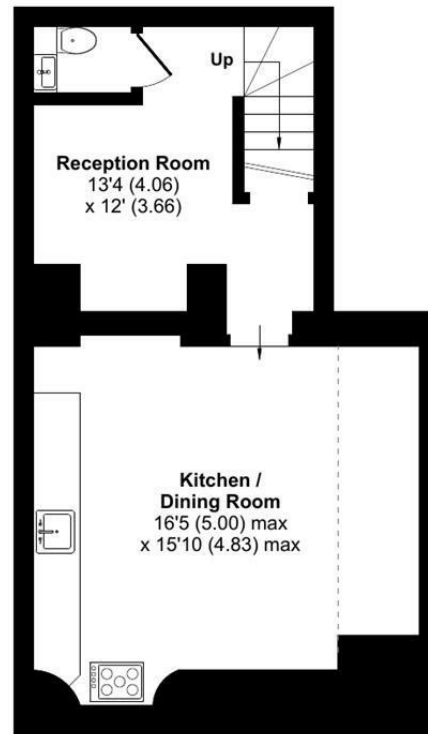
Broadband speed 680 Mbps



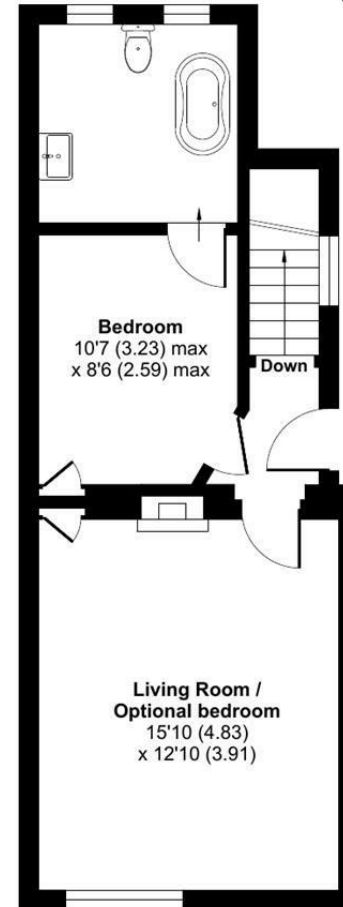
# Northgate Street, Devizes, SN10

Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1081252

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