



📍 50-52 Northgate Street, Devizes, Wiltshire, SN10 1JJ

🔗 Guide Price £400,000

A fabulous double bay fronted 3 bedroom link detached period home, extensively renovated by Gaigers and perfectly positioned for the town centre.

- Spacious Grade II Listed Home
- Completely Renovated By Gaigers
- 3 Double Bedrooms
- Stylish New Bathroom, En suite & Cloakroom
- 2 Reception Rooms + A Cellar
- Wonderful 28ft Open Plan Kitchen/Dining/Living Room
- Allocated Parking Space To Rear + EV Charger
- Private Courtyard
- Town Centre & Amenities On The Doorstep

🏠 Freehold

📊 EPC Rating



An incredibly spacious fully renovated 3 double bedroom link detached period home, conveniently placed in the heart of the historic centre of Devizes with the benefit of allocated parking and a private courtyard. An ideal property for anyone looking to downsize into town.

Once a former shop and their office, this incredibly spacious Grade II Listed home has been expertly converted and renovated into a charming and unique character home by renowned local builders and developers Gaiger Bros Ltd. This home is the perfect blend of a period home combined with all the modern comforts including a newly installed bathroom and en suite with quality sanitary ware, new flooring and a new gas fired heating system. The well laid out accommodation has a rear hallway (with refitted downstairs cloakroom) with doors opening into a snug and a separate study. From the study stairs descend to a useful cellar, and there is a door into the impressive 28ft open plan kitchen/dining/living room. Built by 'Devizes Fine Kitchens' opposite, this bespoke kitchen boasts a good number of wall and base cupboards with granite worktops, a range of quality appliances and a breakfast bar. There are two large bay windows (refurbished) with attractive plantation blinds providing privacy to this entertaining space whilst remaining wonderfully light. Glass panelled French doors open onto Northgate Street. On the first floor, there are three generous double bedrooms with the principal bedroom enjoying a walk through dressing room with fitted wardrobes into a luxurious en suite. The main bathroom completes them internal layout.

Outside, there is one allocated parking space to the rear complete with an EV charger and an east facing courtyard with a rear gate.

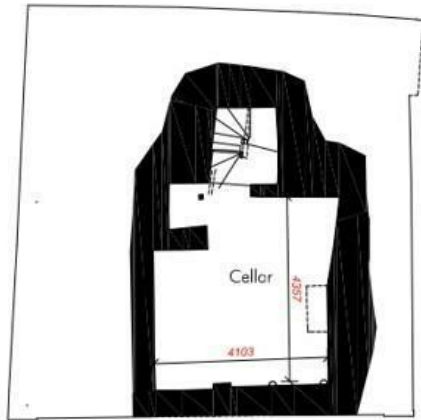
#### **Situation**

This superb recently renovated period home is located right in the heart of Devizes town centre- 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.  
Services: All mains services are connected.





CELLAR PLAN

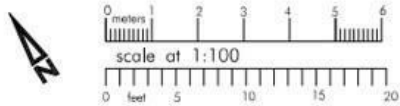


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Gross internal area ground and first floor 154m<sup>2</sup>  
 Gross internal area cellar 21m<sup>2</sup>  
 Total gross internal area 175m<sup>2</sup>



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.