



📍 2 Tintern Road, Devizes, Wiltshire, SN10 5ED

🏠 Guide Price £395,000

A beautifully presented 3 bedroom detached family home with generous reception space combined with a larger than average rear garden and plenty of parking. Located on the favoured south side of town.

- Good Sized Detached Family Home
- Well Placed For Wansdyke Primary School
- Drews Pond Woodland Walks On The Doorstep
- Three Bedrooms
- 25ft Open Plan Sitting / Dining Room
- Additional Sun Room
- Kitchen, Utility & Claokroom
- Stylish Refitted Shower Room
- Generous Gardens
- Garage & Block Paved Driveway

🏡 Freehold

🏠 EPC Rating C



A well positioned detached family home that is not only a stone's throw from the popular Wansdyke primary school but also enjoys fabulous countryside walks just around the corner down into Drews Pond woods.

Bigger than it may first appear (at over 1050sqft), this lovely family home sits on a generous plot with a larger than average rear garden, plus a pleasant front garden with seating area overlooking a pond and a block paved driveway providing parking for up to 3 cars.

Internally, the house has had some recent modernisation with a tasteful redecoration, new windows in March 2022 and a stylish new shower room. In addition there is a wonderful sun room extension off the main reception room. An entrance hall with tiled flooring leads off to a useful downstairs cloakroom and separate utility room, plus a door back into the integral garage with light and power. There is a fitted kitchen with a gas cooker and a delightful 25ft dual aspect sitting / dining room with oak flooring, a new upright radiator and sliding doors into the aforementioned sun room that takes in views down the rear garden. On the first floor set off the light and airy landing (with access up to a part board loft space with light and ladder) are two good double bedrooms both with fitted mirror fronted wardrobes, and a single bedroom. The family shower room has been beautifully updated with a walk-in double width shower with a 'rainfall' shower head and glass screen.

The west facing rear garden has various seating area and a lawn enclosed by new fencing to both sides, with established shrubs, planted borders and a side access back to the front seating area.

#### **Situation**

The property is located close to Drews Pond woodland which provides wonderful walks and is also well placed for the very popular Wansdyke Primary School. 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, bargers 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**

Tenure= Freehold  
Council Tax Band= D  
Services= All mains services are connected at the property



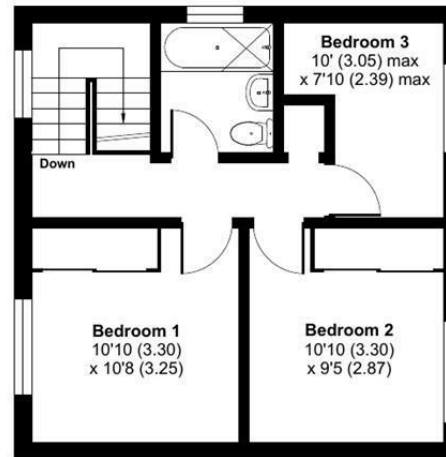
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Approximate Area = 1053 sq ft / 97.8 sq m

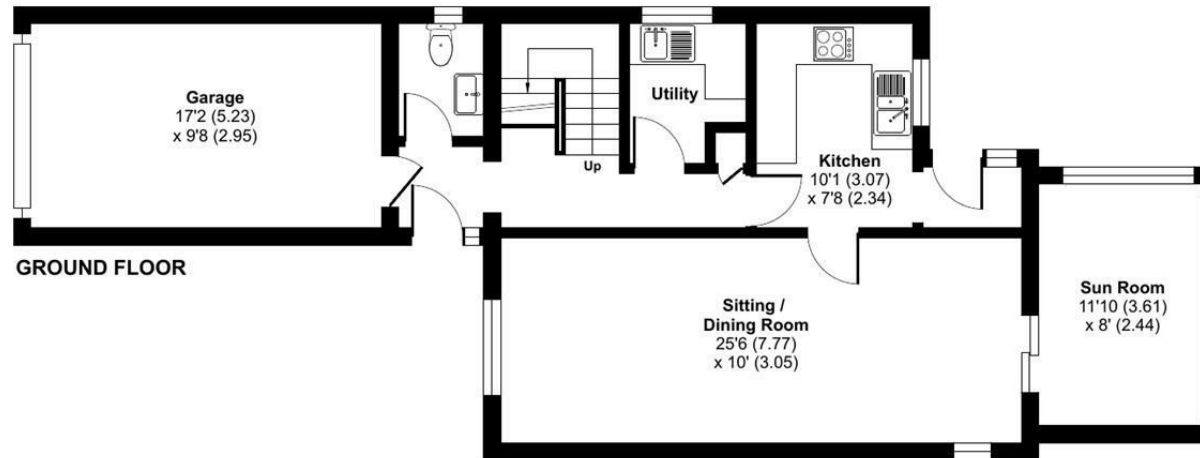
Garage = 172 sq ft / 15.9 sq m

Total = 1225 sq ft / 113.7 sq m

For identification only - Not to scale



FIRST 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: 1090629

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