



📍 9 Northgate Street, Devizes, Wiltshire, SN10 1JL

🔗 Offers In Excess Of £300,000

An immaculately presented, 3-bedroom, fine example of a Grade II Listed, period home, which offers flexible accommodation throughout, in the heart of Devizes town centre and offered with no onward chain.

- Immaculately Presented Throughout
- NO ONWARD CHAIN
- Large Useable Cellar
- In The Heart Of Devizes Town Centre
- 2/3-Bedroom Period Terraced Home
- Sunny Courtyard Garden
- Outbuilding With Light & Power
- En-suite and Family Bathroom
- Separate Utility Room

🏠 Freehold

🏠 EPC Rating



A beautiful, period, Grade II Listed, 3/2-bedroom terraced home, set in the heart of Devizes town centre, immaculately presented throughout and offered with no onward chain. If you are looking for town centre living, with ample amenities on your doorstep, this is the perfect next home for you.

An entrance porch welcomes you initially to this home and leads you into the first, generous and charming reception room, with oak flooring and feature fireplace, you immediately get the sense of character on offer. The modern and spacious kitchen provides a range of wall and floor-mounted units for ample storage and worktop space, double oven and grill, slimline dishwasher, undercounter fridge, gas ring hob and space for a table if one needed, further on from the kitchen is a convenient utility space which leads out to a lovely, sunny, courtyard garden. There is access down to the large useable cellar from the kitchen, which could be used in a number of different ways.

Ascending the stairs to the first floor, there is another flexible room that meets you, with a large sash window flooding the space with natural light and a feature fireplace, it is currently used as a reception room but could make for a very spacious and characterful bedroom with modern en-suite shower room. The nicely finished family bathroom, completes the first floor accommodation. The second floor offers 2 spacious bedrooms on either side, with ample space for double beds and extra storage if you needed it.

This truly lovely character home comes with a handy outbuilding with light & power.

### Situation

This charming home is well situated right in the heart of the town and only a stone's thrown from supermarkets and other amenities. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

### Property Information

Services: All mains services are connected.

Council tax band: C

This property is exempt from an EPC as it is Grade II Listed. The property is also in a conservation area.



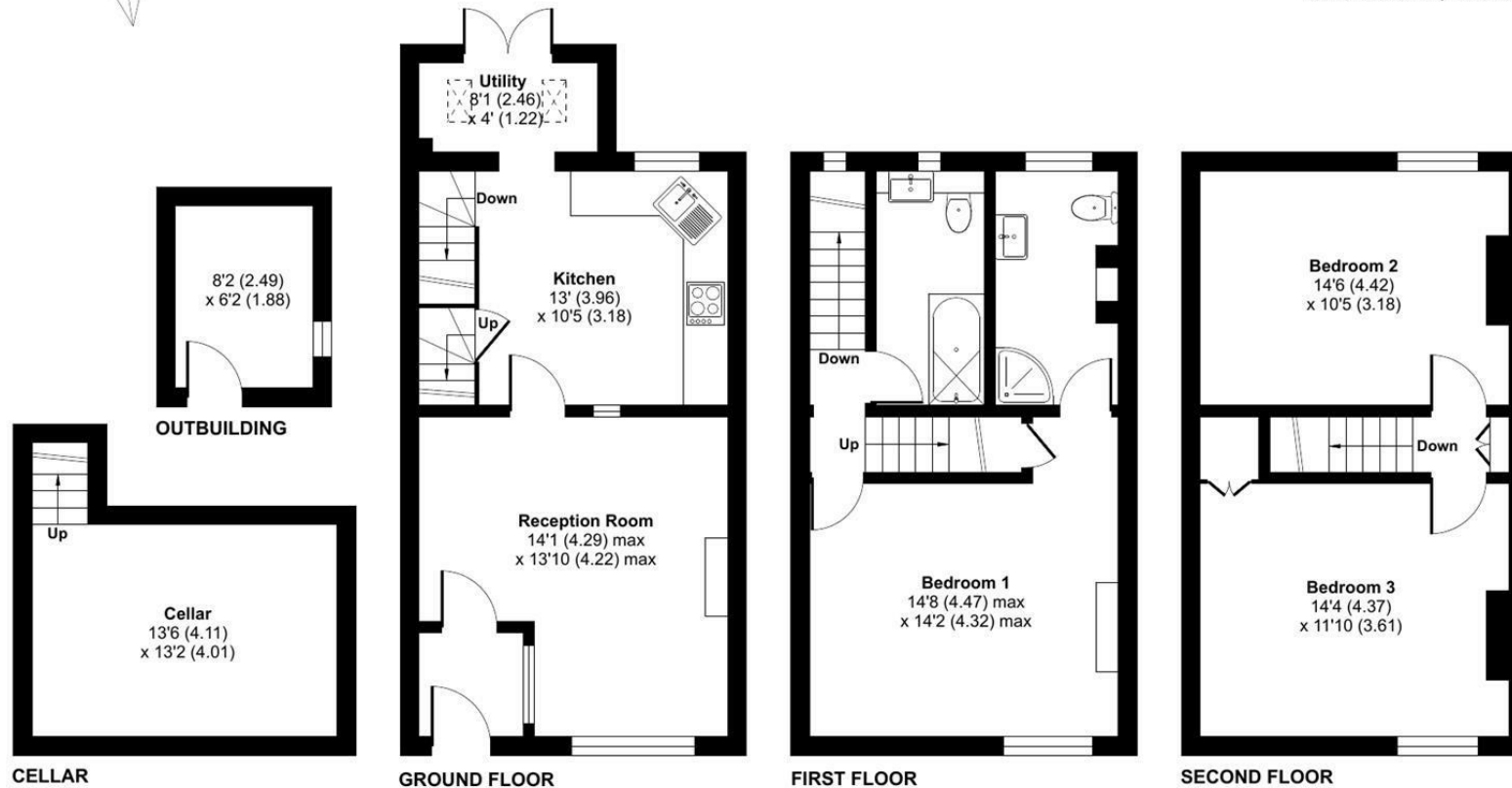
# Northgate Street, Devizes, SN10

Approximate Area = 1228 sq ft / 114 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1278 sq ft / 118.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1103464

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