





📍 2 Davies Drive, Devizes, Wiltshire, SN10 2RL

🏠 Guide Price £360,000

A well-maintained 4-bedroom detached home, offered to the market with NO ONWARD CHAIN, in need of slight modernisation, with ample driveway parking and a garage.

- Detached Family Home
- Four-Bedrooms
- NO ONWARD CHAIN
- Two Reception Rooms
- Conservatory
- Good Sized Private Garden
- Garage And Driveway Parking
- Close To The Kennet & Avon Canal

🏡 Freehold

🏠 EPC Rating D





A well-maintained, 4-bedroom, detached family home situated in the popular Marina Development within close walking distance of the Kennet & Avon Canal and in school catchment areas. Offered to the market with slight modernisation required, ample driveway parking, a garage and NO ONWARD CHAIN.

The ground floor accommodation starts off with an entrance hallway leading off to the rooms and including a downstairs W/C. To the right of the hallway is the generous, light and airy living room, with a large UPVC window to the front, allowing lots of natural light to flood through, the living room then has an open archway to the flexible dining room, that has sliding doors leading into the sunny conservatory, where you can sit and enjoy your garden. Further on from the dining room is the modern and well presented kitchen with tiled flooring and a range of floor and wall mounted units then leading into the convenient utility room which has external access.

To the first floor, 4 bedrooms are on offer, 3 of which have good built in storage. A modern, 3-piece, family bathroom suite completes the internal accommodation.

Externally, a good sized, easily maintainable, private rear garden, is mostly laid to lawn, with a patio area and shingled seating area. There is also a shed in the garden for outside storage, a single garage and ample driveway parking.

#### **Situation**

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**

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: D  
EPC Rating: D  
All mains services connected.  
Gas central heating



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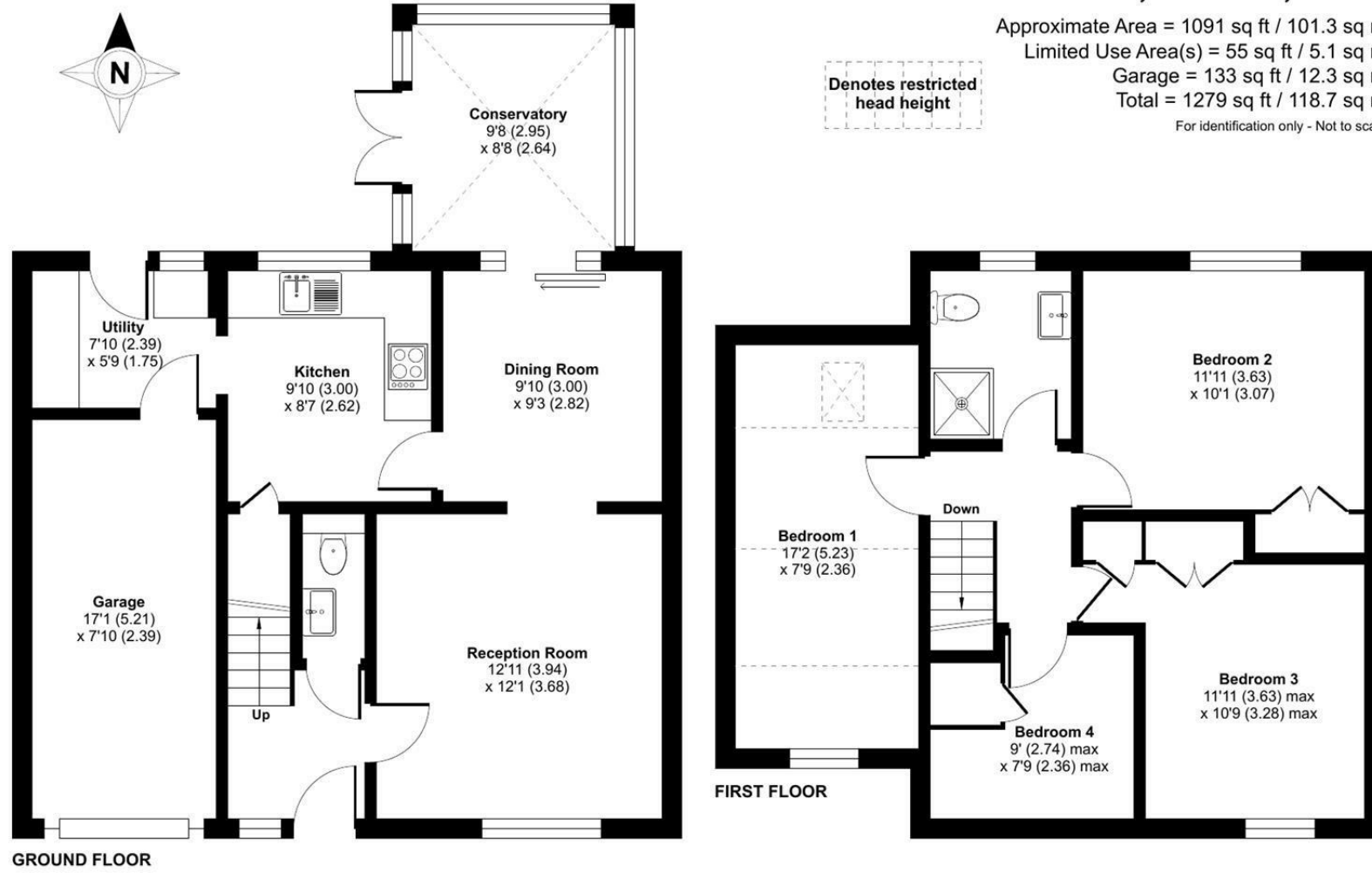
Approximate Area = 1091 sq ft / 101.3 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1279 sq ft / 118.7 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). © nchecom 2024. Produced for Strakers. REF: 1102623

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