





📍 15 Oamaru Way, Devizes, Wiltshire, SN10 3DW

🏠 Guide Price £127,400

A 1-bedroom freehold home, with 1 allocated parking space and offered with no onward chain. Perfect for first time buyers looking to mark their own stamp on their first property.

- Freehold Property
- Allocated Parking Space
- NO ONWARD CHAIN
- Perfect For First Time Buyers
- Well Established Area
- In Need Of Slight Modernisation
- Walking Distance To Town Centre

🏠 Freehold

📊 EPC Rating C





A 1-bedroom freehold property, offered with 1 allocated parking space, no onward chain and having the added benefit of being walking distance into Devizes town centre. With slight modernisation required, this home would be great for first time buyers looking to make their mark on their first home.

Walking through the front door, there is a convenient porch space which is ideal for storage. You are then met with a generous living room with large bay window to the side, allowing for plenty of natural light and includes under stairs storage. The kitchen has a range of units, giving you good storage space and an electric oven & hob.

To the first floor, a landing space with a storage cupboard, with space saving sliding doors. The bedroom is a double bedroom and has built in wardrobe space. Finishing off the accommodation is a modern 3-piece shower room.

The property benefits further from UPVC double glazing, gas heating and gas water heating.

Externally, there is 1 allocated parking space.

#### **Situation**

The property is located in a sought after established Location within approx 15 minute walk to the town centre. 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**

All mains services are connected.

Tenure: Freehold

Council tax band: A

EPC rating: C

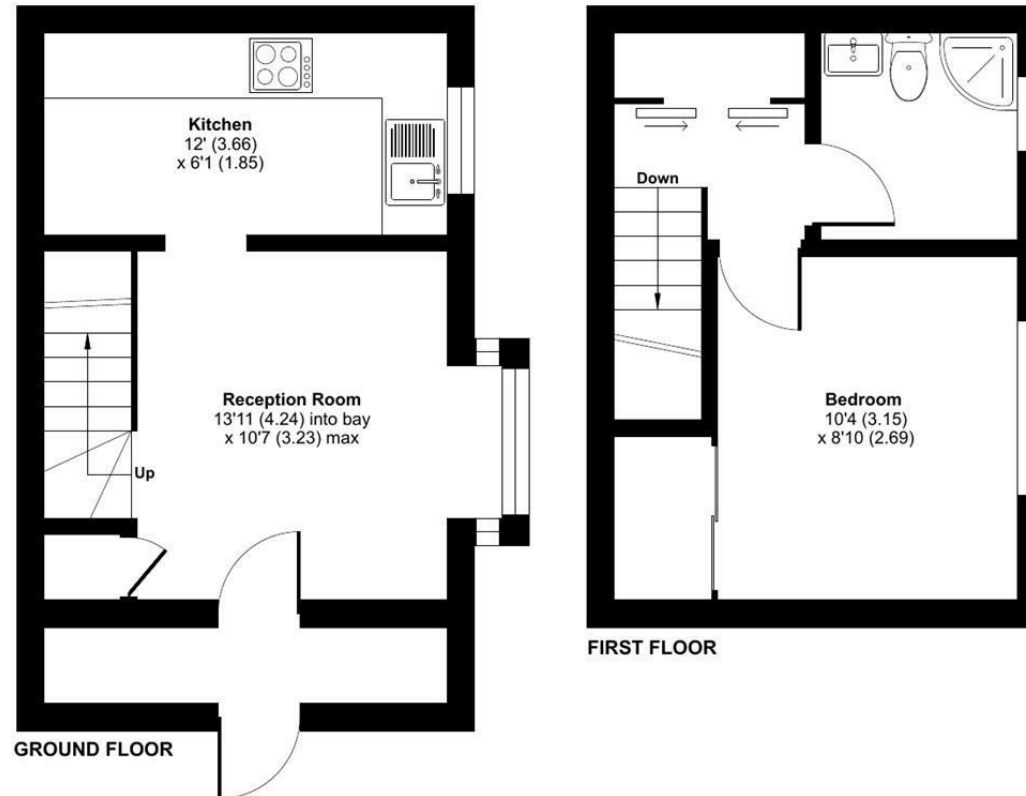




# Oamaru Way, Devizes, SN10

Approximate Area = 475 sq ft / 44.1 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: 1103638

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