



📍 23 Pans Lane, Devizes, Wiltshire, SN10 5AF

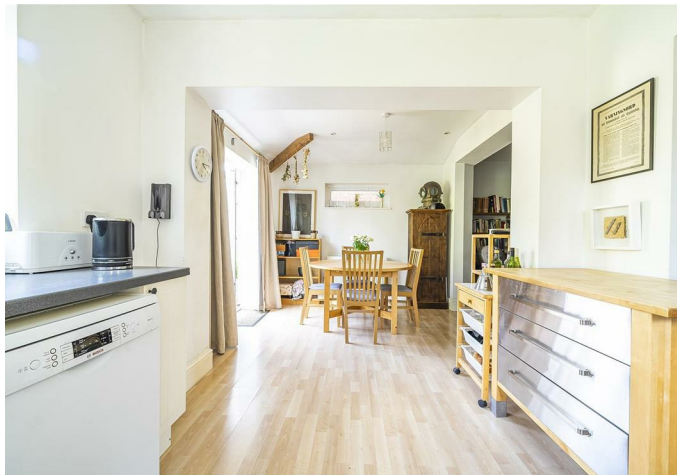
🏠 Guide Price £415,000

A 1920's 3-bedroom semi-detached home, with spacious accommodation throughout and within short walking distance of Devizes town centre.

- 1920's semi-detached home
- 3 good sized double bedrooms
- Close walking distance to town centre
- Beautifully maintained 100ft rear garden
- Dressing room to principal bedroom
- 2 reception rooms
- Potential for loft conversion (STP)
- Immaculately presented throughout

🏡 Freehold

🏠 EPC Rating C



A 1920's 3-bedroom semi-detached home, brimming with character and in the sought after area of Pans Lane in Devizes. With spacious accommodation throughout, a beautifully maintained 100ft rear garden and proximity to town centre, this truly is a home not to be missed.

Walking in through the front door, you are greeted with an entrance hallway that provides ample under stair storage. To your right hand side of the entrance hallway is the first flexible reception room, currently set up as a music room but given it's size, could have a multitude of different uses. Heading further into this wonderful family home, you find the 2nd reception room, boasting a wood burning stove, this reception room then opens up to the quadruple aspect, 18'8ft kitchen/dining room, which really is flooded with natural light and has French patio doors opening up to the rear garden. The modern and well-equipped kitchen has a range of wall and floor mounted units, gas ring hob and double oven & grill.

To the first floor, 3 very good sized double bedrooms, providing ample space for all the family. The principal bedroom boasts a walk in dressing room. A family bathroom with shower over a 'p' shape bath completes the accommodation.

Externally, there is off-road driveway parking for 2 vehicles and the most attractive, 100ft, private rear garden. With a path running through the middle, a pond, a range of mature shrubs and vegetable patch, this is the perfect oasis for any keen gardener.

Situation

This well-positioned family home is situated in a sought after area of Devizes, convenient for the town centre and the highly regarded Wansdyke school. Devizes provides an assortment of individual shops, coffee shops, businesses and supermarkets as well as a thriving weekly market. There are both primary and secondary schools, a leisure centre, theatre, cinema and various entertainment facilities. There are good road connections to Marlborough, Bath and Salisbury and the renowned Dauntsey School is within short travelling distance.

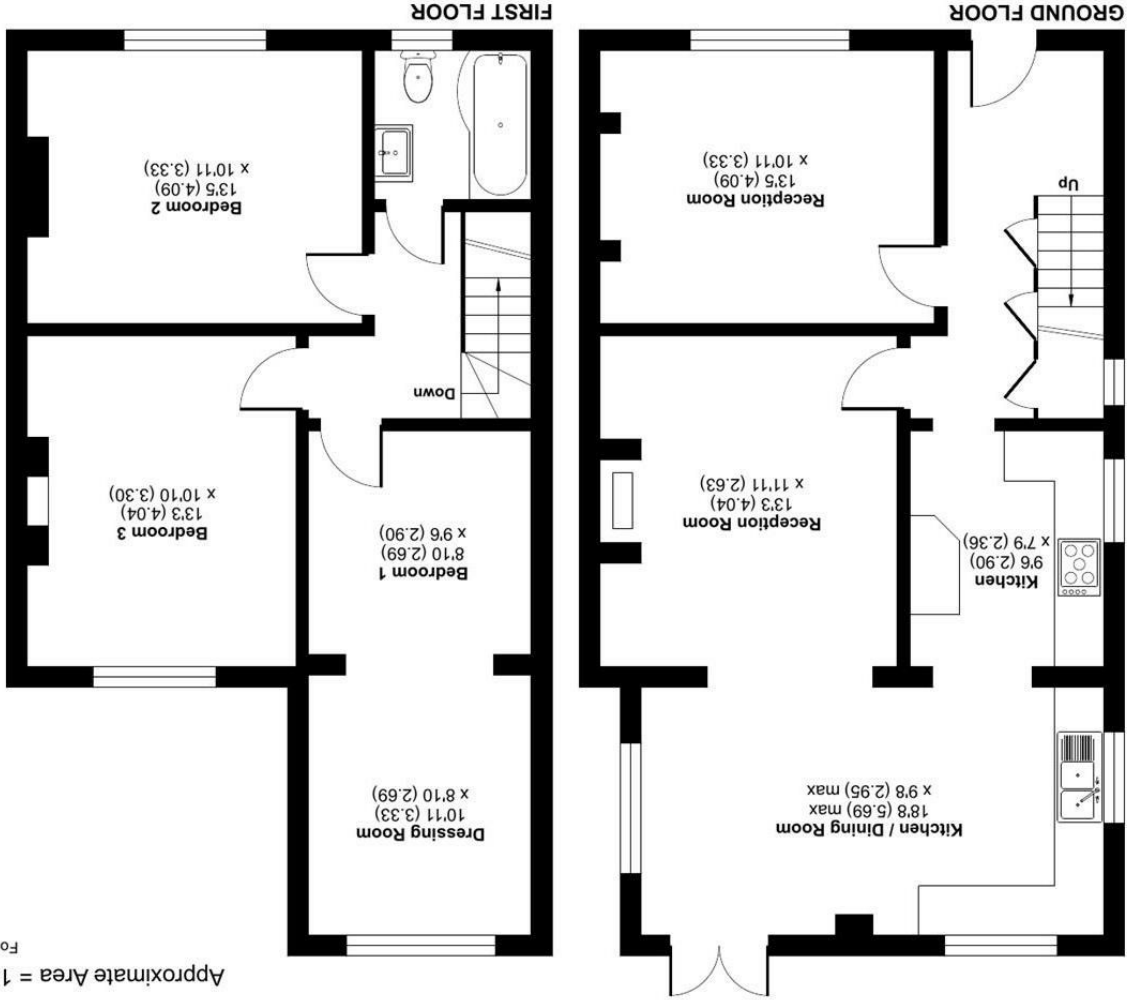
Property Information

All mains services are connected
Council tax band: C
EPC rating: C



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Pans Lane, Devises, SN10
 Approximate Area = 1309 sq ft / 121.6 sq m
 For identification only - Not to scale



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 RICS
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