



📍 5 Brewery Corner New Park Street, Devizes, Wiltshire, SN10 1DY

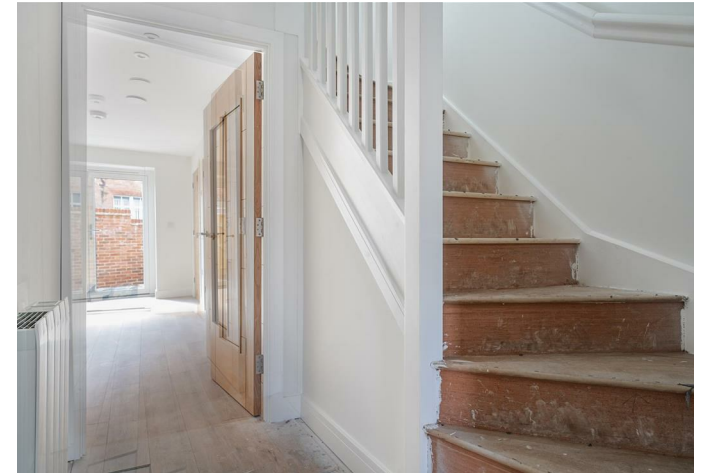
🏠 Guide Price £320,000

A superb 2 double bedroom brand new 'Passivhaus' home, built to a high specification by respected local developers Gaiger Bros Ltd, and set in the very heart of Devizes town centre. Ready to move in!

- Brand New Development Of 9 Stylish Homes
- Last Home Remaining
- 'Passivhaus' Home
- High Specification Finish Including Solar Panels
- No. 5 Is A Spacious Mid Terrace Home
- 2 Double Bedrooms
- 2 Flexible Reception Rooms
- En Suite Bathroom + En Suite Shower Room + Cloakroom
- Allocated Parking & Private Garden
- Town Centre Living With Amenities Right On The Doorstep

🏡 Freehold

🌱 EPC Rating B



****LAST HOME REMAINING*** READY TO MOVE IN****

A fabulous new development by Gaiger Bros Ltd, set in the very heart of the town centre opposite the historic Wadworths Brewery. These 9 prestigious homes have an exemplary finish and benefit from allocated parking and electric car charging points.

5 'Brewery Corner' is a superb 'Passivhaus Home' designed and built with energy efficiency, comfort and space in mind. The spacious accommodation in Number 5 comprises a welcoming entrance hallway with downstairs cloakroom, and oak internal doors off to a quality kitchen by Devizes fine Kitchens, featuring quartz worktops, a range of integrated appliances and French doors out to the garden. On this floor there is also a flexible study/family room/optional 3rd bedroom. On the first floor there is a light sitting room and a double bedroom with a fitted double wardrobe plus a contemporary en suite shower room. On the top floor is a further dual aspect double bedrooms complemented by a stylish bathroom. Outside, each home will come with one allocated parking space behind the house with an electric car charging point. The courtyard gardens have easy low maintenance in mind and will be fully enclosed with a patio sun terrace and rear gate.

A further benefit extends to flooring included in the hallway, cloakroom and bathroom. This well insulated energy efficient home features solar PV panels, triple glazed windows and a ventilation/heat recovery system which combined will radically help reduce the running costs compared to a standard second hand home.

Situation

This fabulous new terraced home is one of only 9 homes being built opposite the historic Wadworths Brewery, and is beautifully appointed for all the shops and restaurants in town. 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, barges 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. Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

Tenure: Freehold.

Council Tax: Still to be determined as a new build.

Predicted SAP Rating: B.

Services: Mains water, drainage & electricity.

Numbers 4-9 Brewery Corner have official Passivhaus accreditation. Advanced electric boilers plus solar panels & triple glazed windows. Heat recovery/ventilation systems installed in each home. 10 Years Premier Guarantee.

Agents Note: All 9 homeowners will become directors of the management company that will be set up to self manage/maintain all communal areas on the development.



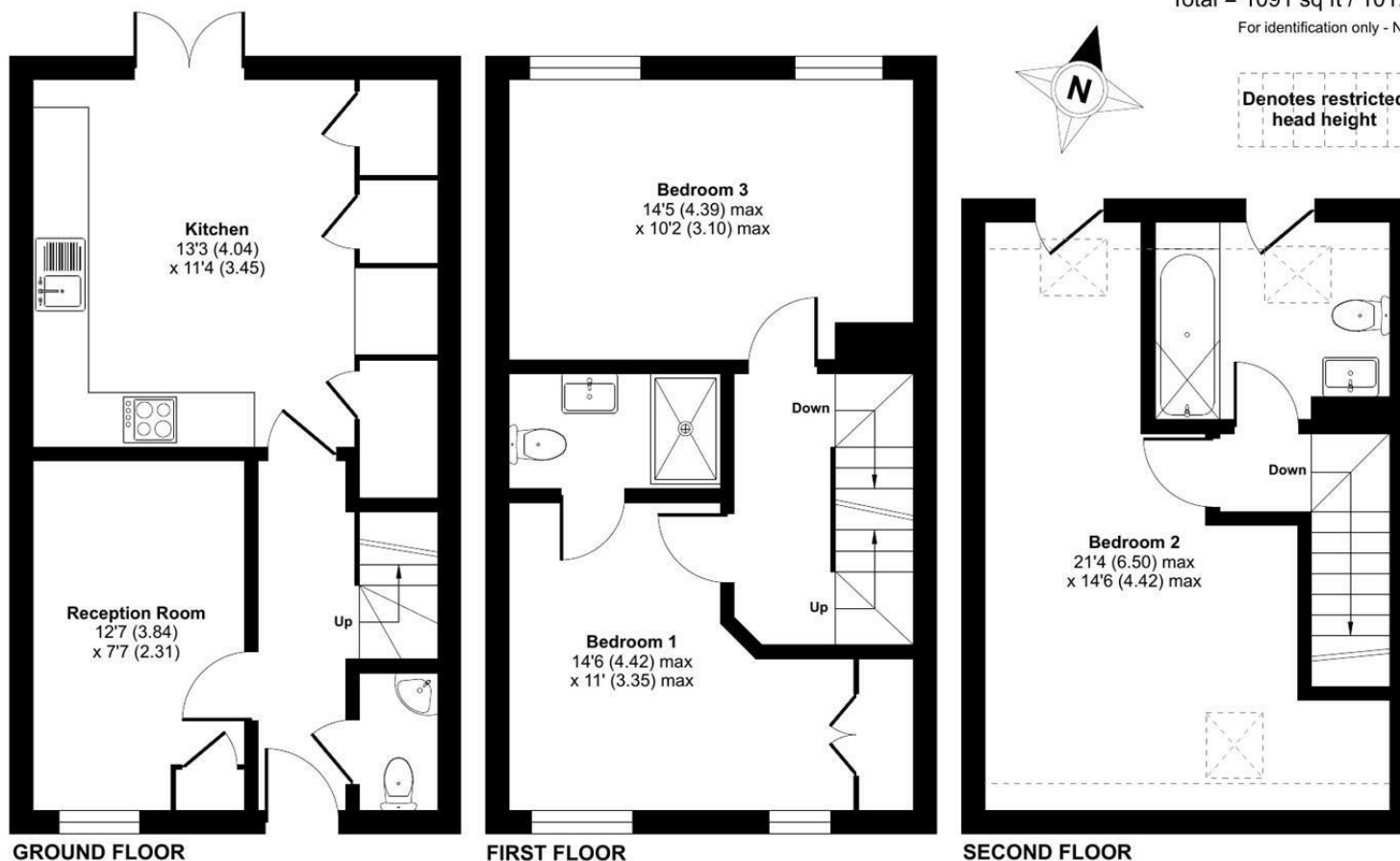
Brewery Corner, New Park Street, Devizes, SN10

Approximate Area = 1062 sq ft / 98.6 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 1091 sq ft / 101.2 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). © nitchecom 2024. Produced for Strakers. REF: 1123352

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.