



📍 Kellaways, 23 The Breach, Devizes, Wiltshire, SN10 5BJ

🏠 Guide Price £695,000

A very well proportioned 3 double bedroom detached bungalow with a very generous private garden located in one of Devizes' most sought after residential areas on the southern side of the town.

- Spacious Detached Bungalow
- Set in The Most Prestigious Devizes Address
- 3 Double Bedrooms
- 3 Receptions Rooms
- Contemporary Main Bathroom & En Suite Bathroom
- Kitchen / Utility / Cloakroom
- Large Private South West Facing Garden (0.25 acre)
- Electric Gated Driveway
- Double Garage
- No Chain

🏠 Freehold

🏠 EPC Rating C



Properties very rarely come up in 'The Breach'- one of the most prestigious addresses that is within easy walking distance of the town centre. Bungalows are even rarer which makes 'Kellaways' such an exciting opportunity!

Set on a generous south west facing plot, you enter via electric gates onto a large block paved driveway providing plenty of secure parking and an integrated double garage with an electric door, light and power. There is a small potting shed with a worktop behind the garage. There is gated access on both sides leading around to the generous lawned rear garden with an extended patio sun terrace and level lawn combined with established trees (including a bay, an acer and fruit trees) and beautifully planted well stocked borders. At the far end is a large fruit cage, vegetable beds and a composting area- all making this an ideal home for any garden lovers.

Inside, the property has been modernised and well maintained. An entrance lobby opens into a good sized hallway with 4 storage cupboards.. There is access to a large loft space with a pull down ladder and scope to convert (subject to buildings regs). Set off the hallway is a modern cloakroom and a spacious sitting room with a large opening into a garden room with a picture window overlooking out over the garden. The stylish fitted kitchen has been refitted and features granite worktops, a Neff double oven and warming drawer, a Neff hob and extractor and an extractor. There is a separate dining room leading into a conservatory and a very useful utility room. There are three good double bedrooms, 2 with fitted wardrobes, as well as a refitted en suite bathroom and a contemporary family bathroom.

Situation

Kellaways is situated in 'The Breach'- a delightful, leafy private no-through road and one of the most sought after residential areas in Devizes, only 10 minutes stroll from town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, various Supermarkets, a variety of shops, cinema, theatre and thriving weekly market. Private local schools in the locality include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, and Bristol are all within easy motoring distance. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

Property Information

Council Tax: Band F

Services: All mains services are connected.

The Breach is a Private Road: The Breach Road Committee and there is an annual sum payable of £75 p.a. paid for maintenance costs and ongoing sinking fund.





The Breach, Devizes, SN10

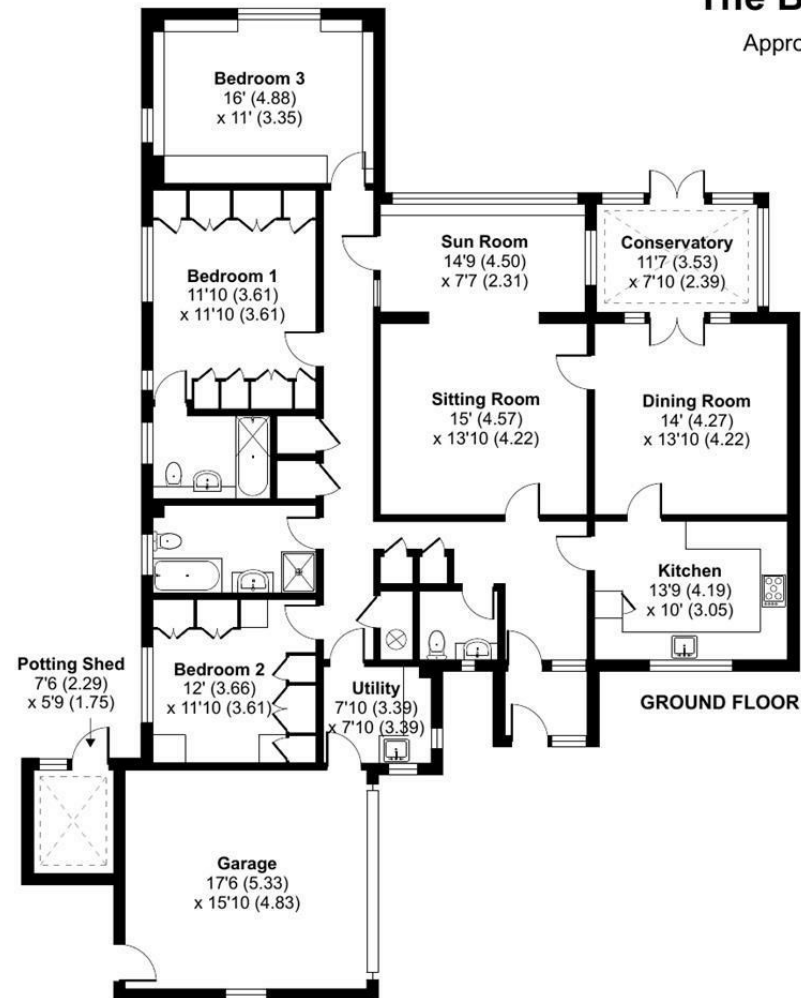
Approximate Area = 1897 sq ft / 176.2 sq m

Garage = 277 sq ft / 25.7 sq m

Potting Shed = 44 sq ft / 4 sq m

Total = 2218 sq ft / 206 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: 1129197

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