



📍 35 Franklyn Road, Devizes, Wiltshire, SN10 2FE

🏠 £156,750

A spacious modern 2 double bedroom top floor apartment with allocated parking in the popular Marina Meadows area of Devizes.

- Spacious accommodation
- 2-bedrooms
- Allocated parking space
- NO ONWARD CHAIN
- Well-established quiet residential area
- Close to amenities
- Ideal for first time buyers
- Well-presented throughout

🏠 Leasehold

🏠 EPC Rating C



A Spacious modern 2 double bedroom top floor apartment with parking, in the popular Marina Meadows area of Devizes. Perfect for first time buyers looking to take their first step on the property ladder and offered to the market with no onward chain.

Walking in through the front door, you are greeted with an entrance hallway, providing storage through 2 storage cupboards. To the right hand side of the entrance hallway is the dual aspect, double bedroom 2, with the further, large, dual aspect bedroom 1 just next to it, boasting built in storage as well.

To the left hand side of the entrance hallway is a generously sized, 14'6ft living/dining room, with ample natural light flooding the room, through dual aspect windows. Entering the modern, well-equipped kitchen, just through an opening, off the reception room, it provides a range of floor & wall mounted units, electric oven, electric hob and space for further appliances. A 3-piece family bathroom completes the accommodation.

Externally, there is an allocated parking space, green areas including a playpark and you are only a short walk away from shops and countryside walks.

Situation

Historic 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. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

The property is being sold under the Homes4Wiltshire scheme.

The ground rent is £150.00 P.A, payable half yearly on 10th July and 10th January. It is amended every 25 years.

The service charge is £2,375.00 P.A.

Electric heating and all other mains services are connected.

EPC rating: C

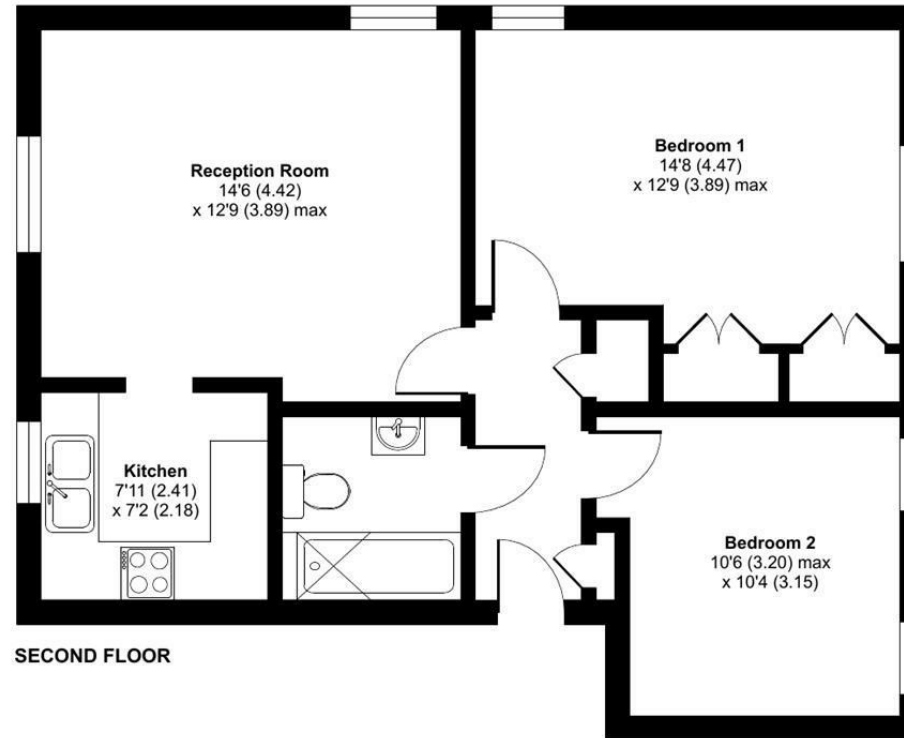
Council tax band: B



Franklyn Road, SN10

Approximate Area = 621 sq ft / 57.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1158420

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