



📍 6 Burnham Court Thomas Wyatt Road, Devizes, Wiltshire, SN10 5FE

🏠 Guide Price £180,000

A charming Grade II listed 2 bedroom period conversion, situated on the edge of Devizes with wonderful walks on the doorstep. Offered with no onward chain and recently redecorated.

- NO ONWARD CHAIN!
- 2 Bedrooms
- Newly Redecorated
- Large Wooden Sash Windows
- Characterful & Charming
- Situated on the Edge of Town
- Allocated Parking Space
- Communal Gardens
- Leasehold 999 Years from 1998
- Grade II Listed

🏠 Leasehold

🏠 EPC Rating



A spacious two bedroom terraced home, forming part of an attractive Grade II Listed former hospital building, built of Bath stone with beautiful character features including high ceilings and sash windows. This could be a great First Time Buyer's home or alternatively an excellent buy to let investment property. It is being offered with no onward chain.

The light and spacious accommodation is arranged over two floors: an entrance hall opens through to a sizeable sitting/dining room, which in turns leads into a bright fitted kitchen. The upstairs has 2 bedrooms, including the 14ft principal bedroom, complemented by a modern family bathroom. Both bedrooms feature wonderfully high ceilings with large windows flooding the rooms with light and views across the communal gardens.

The property is located in a quiet residential area to the southern outskirts of Devizes and benefits from delightful, well tended communal grounds, in close proximity to open fields and Drews Pond Nature Reserve. It is also within level walk distance of the town centre itself.

The property also comes with 1 allocated parking space, along with visitor spaces on an ad hoc basis.

Situation

This wonderfully positioned home occupies a tucked away position on the fabulous Drews Park located on the edge of Devizes. There are incredible nature walks right on the doorstep and the property is conveniently set within walking distance of the town and amenities. 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

Tenure: Leasehold (999 year lease from when it was converted in 1998)

Ground Rent= £129.68 p.a & Service Charge payable to Aster= £994.58 p.a

Local Authority: Wiltshire Council Band C

All mains services connected.

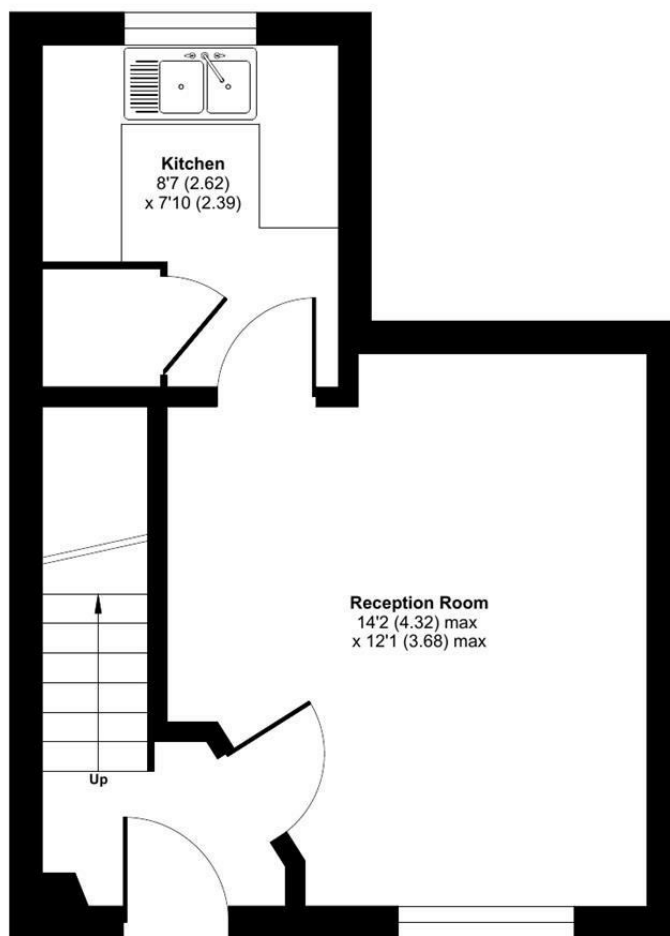
Gas fired central heating.



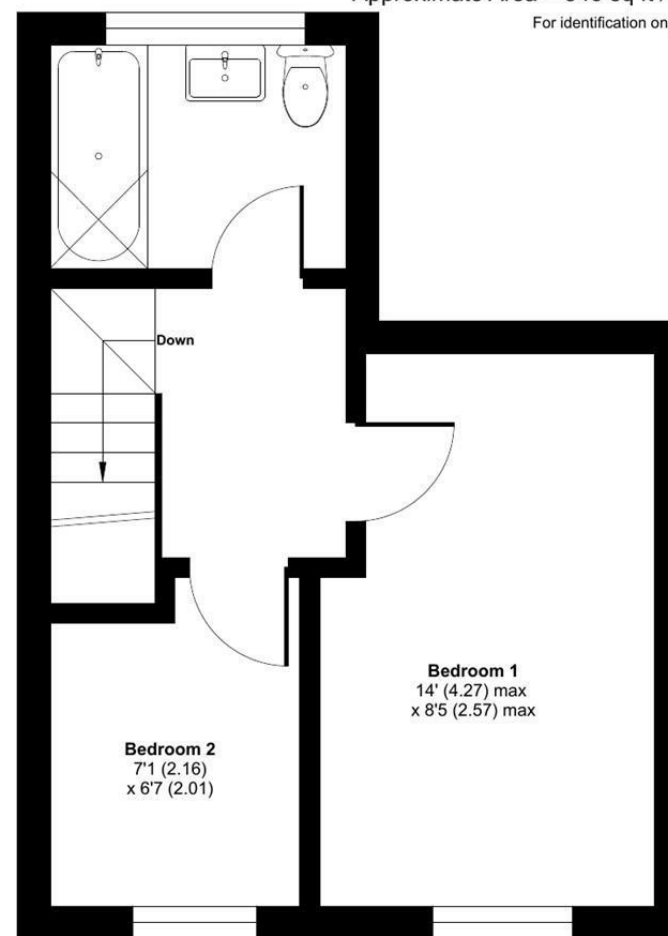
Burnham Court, Thomas Wyatt Road, Devizes, SN10

Approximate Area = 546 sq ft / 50.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1166667

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