



📍 36 Matilda Way, Devizes, Wiltshire, SN10 2SH

🏠 Guide Price £250,000

An exceptional 2 bedroom modern home, in excellent order with a good sized corner plot and 2 parking spaces.

- Beautifully Presented End Of Terrace Home
- Large Corner Plot Gardens
- 2 Bedrooms
- Sitting Room With Bi Folding Doors
- Log Burning Stove
- Good Sized Dining Room/Conservatory
- Modern Kitchen & Bathroom
- 2 Parking Spaces Directly Outside The Front
- Planning Consent For 2 Storey Extension
- Close To The K & A Canal

🏡 Freehold

🏠 EPC Rating D



A superb 2 bedroom end of terrace with a wonderful contemporary interior and a generous south facing corner plot garden.

Much improved by the current owners, this stylish home is ready to move straight in and enjoy, and would be an ideal First Time Buyer's home as well as a great buy to let (with a predicted rental @ £875pcm), or a perfect downsizer's property. The accommodation at present is already quite spacious, but a further benefit is the fact it now has planning consent granted for a 2 storey extension to the side which would transform it into a 3 bedroom home with en suite. The Application Reference Number is PL/2022/09804- Planning consent was granted 28/2/23.

Internally, a light hallway with wood effect flooring, opens into a smart modern kitchen with a built in electric oven and 4 ring gas hob and granite effect worktops. The delightful sitting room now features a contemporary log burner as well as bi folding doors that perfectly frame the charming garden. Set off the sitting room is a 14ft dual aspect conservatory that is currently utilised as a dining room. On the first floor, there are 2 good bedrooms, both enjoying fitted storage cupboards/wardrobes. A lovely modern bathroom completes the layout.

Outside, there are 2 parking spaces directly outside the front door alongside a front lawn, a private seating area and a side gate that leads to the rear garden. The garden is brilliant with a couple of well placed private paved sun terraces sitting alongside nicely planted flower beds and a useful timber storage shed.

Situation

Situated within this established and much sought after residential area on the outskirts of Devizes and a stone's throw from the canal.

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

Council Tax: Band C

Services: All mains services are connected.

Agents Note: Please note that the log burner and bi -folding doors were added since the current epc was done.

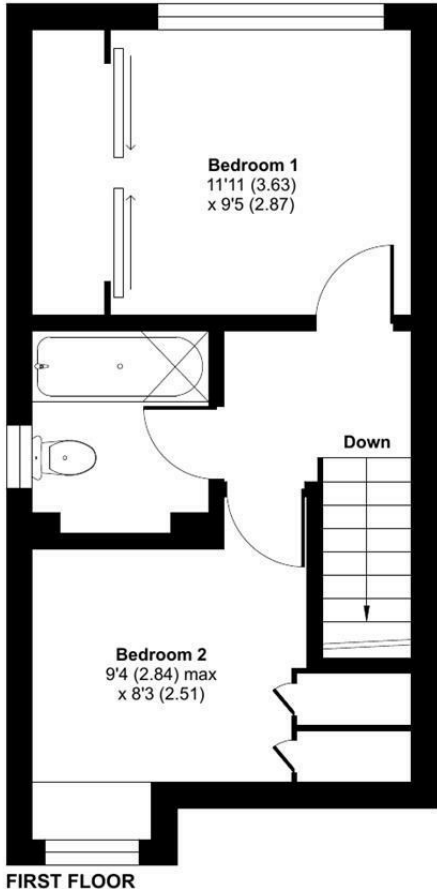
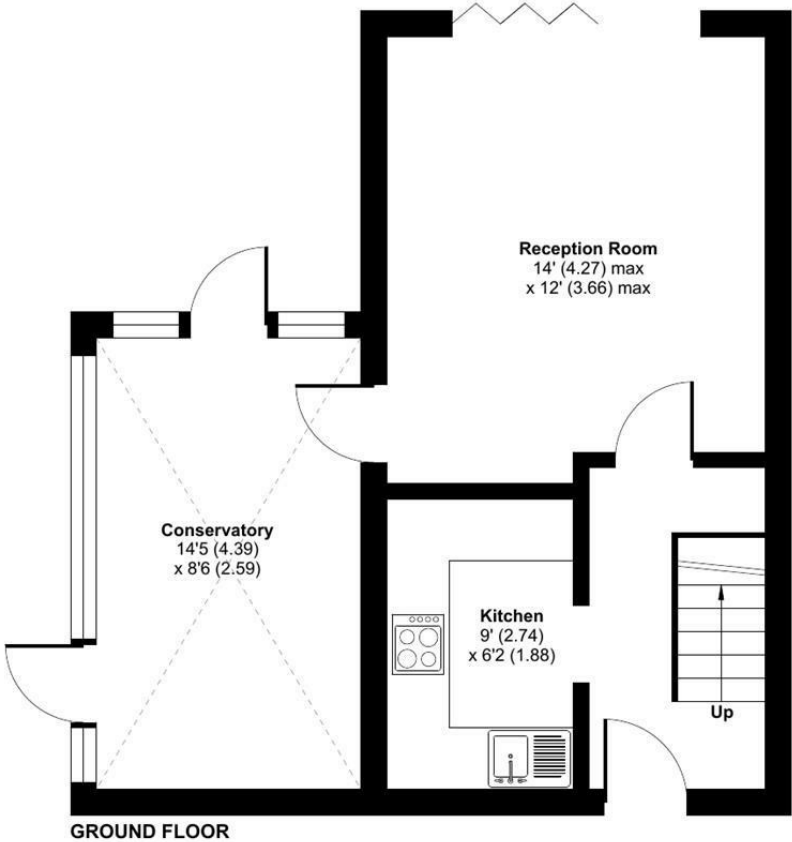
Application Reference Number: PL/2022/09804- Planning consent granted 28/2/23 for the demolition of existing single storey extension, and rebuilding larger 2 storey extension to dwelling.



Matilda Way, Devizes, SN10

Approximate Area = 730 sq ft / 67.8 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: 1174179

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