



📍 3 Newman Road, Devizes, Wiltshire, SN10 5LE

🏠 £340,000

A flexible, spacious and well presented, modern townhouse, in a popular residential area of Devizes. Offered to the market with no onward chain.

- Modern townhouse
- Flexible accommodation throughout
- NO ONWARD CHAIN
- 2 en-suites, 3-bathrooms in total
- Garage with parking in front
- Separate utility room
- Enclosed rear garden
- Popular residential area

🏡 Freehold

📊 EPC Rating C



Set across 3-storeys, this modern, 4-bedroom terraced home offers flexible and spacious accommodation throughout. Situated in a popular residential area of Devizes, this family home is brought to the market with no onward chain.

Entering on the ground floor, a good sized entrance hallway greets you offering storage for coats and boots on your left hand side and further storage offered under the stairs. To your right hand side, is the flexible bedroom 4, with built in storage, ideal if a downstairs bedroom is a requirement for you, there is a Jack and Jill shower room which can be the en-suite for the bedroom and a downstairs W/C. To the rear of the ground floor, a flexible reception room, with access to the rear garden, which would make an ideal study/playroom/ground floor living room.

On the first floor, a generously sized, dual aspect, kitchen/breakfast room. The well-equipped kitchen offers a range of floor & wall mounted units, along with integral appliances including, electric double oven & grill, gas ring hob with extractor hood and space for further appliances, with ample space for dining. On the other side of the first floor is an equally generous 'L' shape living room, which provides cosy space for the family.

The spacious accommodation is continued on the second floor with the bedrooms. The principal double bedroom, has built in wardrobes and an en-suite shower room. Bedroom 2 is a further double and bedroom 3, suited for a single or dressing room. A modern family bathroom, completes the flexible accommodation.

Externally, an enclosed rear garden with patio & lawn areas with rear access and a single garage with parking in front.

#### **Situation**

The property is located in the popular area known as Heritage Park on a quiet no through road on the edge of Drews Pond which offers stunning walks but easily accessible for the town centre.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property information**

All mains services are connected.

Tenure: Freehold

EPC rating: C

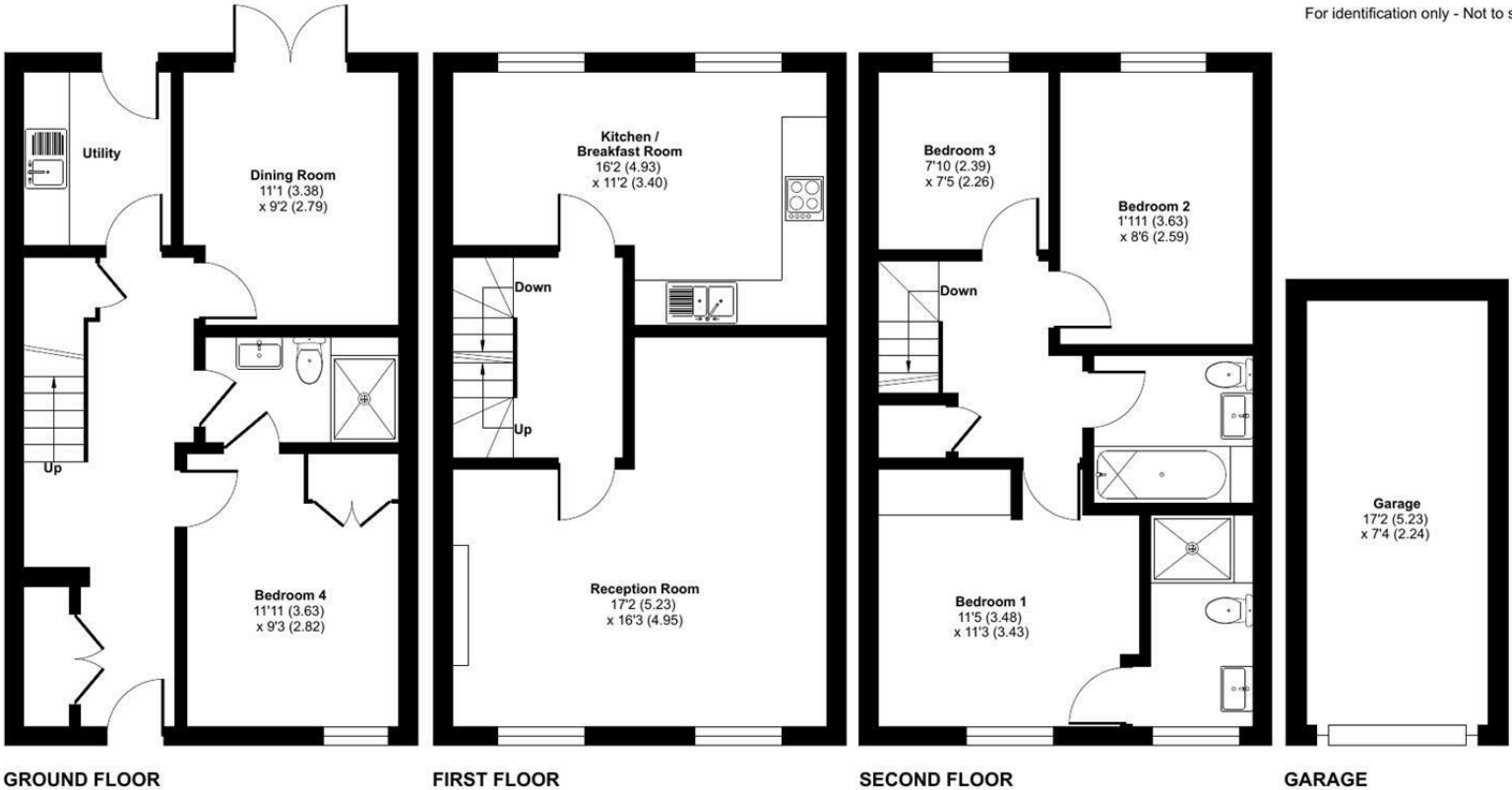
Council tax band: E

Agents note: A service charge of around £180.00 per annum is payable.



# Newman Road, Devizes, SN10

Approximate Area = 1428 sq ft / 132.6 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 1554 sq ft / 144.3 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). © nrichcom 2024. Produced for Strakers. REF: 1175333

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For further details 01380 723451  
 devizes@strakers.co.uk

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 strakers.co.uk