



📍 3 Morris Lane, Devizes, Wiltshire, SN10 1NU

🏠 Guide Price £200,000

An enchanting period cottage set in a highly desirable location within a stone's throw of the Market Place and town's numerous amenities.

- A Charming Period Cottage
- Quiet & Central Location
- Easy Access To Shops & Amenities
- One Double Bedroom
- Spacious 1st Floor Bathroom
- Cosy & Characterful Sitting Room
- Cottage Style Front Garden
- Rear Courtyard With Storage Shed
- No Onward Chain
- Ample Craftsman-Built Storage In All Rooms

🏡 Freehold

🏠 EPC Rating E



An endearing and much loved town centre cottage, set in a quiet Conservation Area within Devizes. An ideal property for anyone looking to downsize into the heart of this bustling market town, this sweet home offers the rarely available advantage of being both centrally situated and yet surrounded by trees and greenery on all sides.

Offered with no onward chain, the property has some lovely character inside and out, it is ready to move into, though there are opportunities for it to be updated to suit the purchasers individual tastes and requirements.

Internally, the front door opens into a charming sitting room with a feature fireplace (with a gas fire that is currently not in use) and views over the front garden. Set behind the sitting room is a country cottage style kitchen with a range of units and worktops and space for appliances. There is a rear door providing access to a small, sheltered & sunny courtyard with mature jasmine & honeysuckle plants and a useful storage shed. From the kitchen, stairs rise to the first floor landing and doors into a lovely double bedroom with built in wardrobes and spacious bathroom. The attic space could be converted to a study/2nd bedroom (as others have indeed done so along the row), subject to the relevant building regulations (there is currently no loft access). The property benefits from gas fired central heating and the boiler (replaced 3 years ago) is located in a large cupboard in the bathroom.

Outside, to the front is an open lawned garden with planted shrubs and flower beds. A wonderful place to sit out and watch the world go by. Whilst there is no allocated parking with the property, there is permit parking available around Devizes and the possibility of renting a garage nearby.

Situation

The cottage is set in a highly desirable and tranquil lane within a stone's throw of the town centre and its numerous amenities. Morris Lane is a delightful conservation area lined with quintessential English cottages dating back to early/mid 1800s. The town has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, a 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

In a Conservation Area.

Services: All mains services are connected at the cottage. Gas boiler serviced Spring 2024.

Council Tax: Band A.



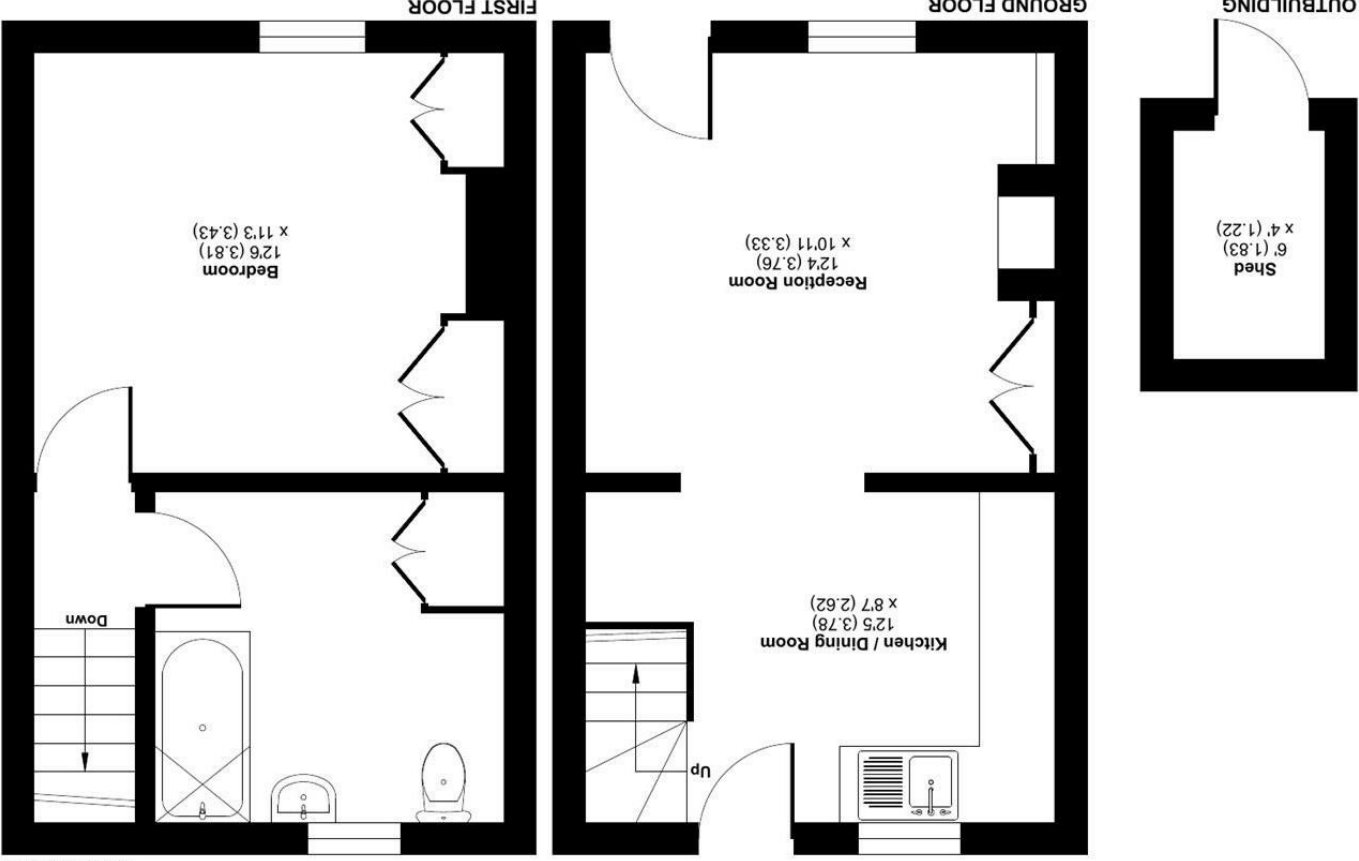
Morris Lane, Devizes, SN10

Approximate Area = 498 sq ft / 46.2 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 522 sq ft / 48.4 sq m

For identification only - Not to scale



Certified Property Measurer
RICS
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhcom 2024.
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