



📍 143 Avon Road, Devizes, Wiltshire, SN10 1PY

🔗 Offers In Excess Of £400,000

A beautifully proportioned family home with simply stunning views, and a generous south facing garden, set in a premier residential area of town. Offered to the market with no onward chain.

- Far Reaching Views To The Rear
- Private South Facing Garden
- Additional Ownership Of Former Railway Cutting
- 4 Bedrooms
- 3 Reception Rooms
- Bathroom & 2 x WCs
- Potential To Modernise To One's Own Tastes
- Close To Town & The Canal
- Garage, Carport & Parking For 4 Cars
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



A wonderfully spacious and exceptionally well positioned family home with far reaching views to the rear. This mature property (circa 1500sqft), is located in a very popular area of town that is within easy walk of the canal and a park opposite which is ideal for anyone with young children. In addition to a good sized private rear garden, this home also has the added benefit of owning 2 sections of the former railway cutting below, providing further woodland and wildlife areas to enjoy.

Inside, the house is now of an age where some general modernisation is required, opening up a great opportunity for the new owners to bespoke it to their own tastes and requirements. Set off the hallway is a downstairs cloakroom and a dual aspect fitted kitchen which could be knocked through into the dining room is so desired, to make one lovely big open plan kitchen/diner. There is a 19ft sitting room with a feature gas fire and panoramic sliding doors onto the garden. A small study/garden room has doors to the garden and the attached garage. On the first floor the impressive 17ft master bedroom has a large window taking in the exceptional vista and built in wardrobes. The next two biggest bedrooms both have wash hand basins and there is a further single bedroom to the rear with a picture window that nicely frames the far reaching view. Lastly there is a modern shower room with a double width shower and a separate WC.

Outside, there is a curved driveway parking for a number of vehicles, and a single garage with light and power. A front lawn has mature shrubs, whilst a side gate leads back to the rear garden with a patio sun terrace that has steps down to a lawn flanked by planted borders. To the rear is a very steep bank that descends down to the wildlife area and wooded copse with views beyond that over open countryside. Please note access down to the cuttings is at present very limited and via agreement with the neighbouring home to the left hand side's steep pathway.

Situation

The property is located in a very popular residential street close to the town and a stone's throw from the canal with enviable panoramic views to the rear. There is a useful 'Spar' shop a few minutes away as well as Avon Road playing field across the road which is ideal for families with young children.

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

Council Tax: Band E.

Services: Mains water, electricity and drainage are all connected at the property. Heating is provided via gas warm air heating with electric fan.



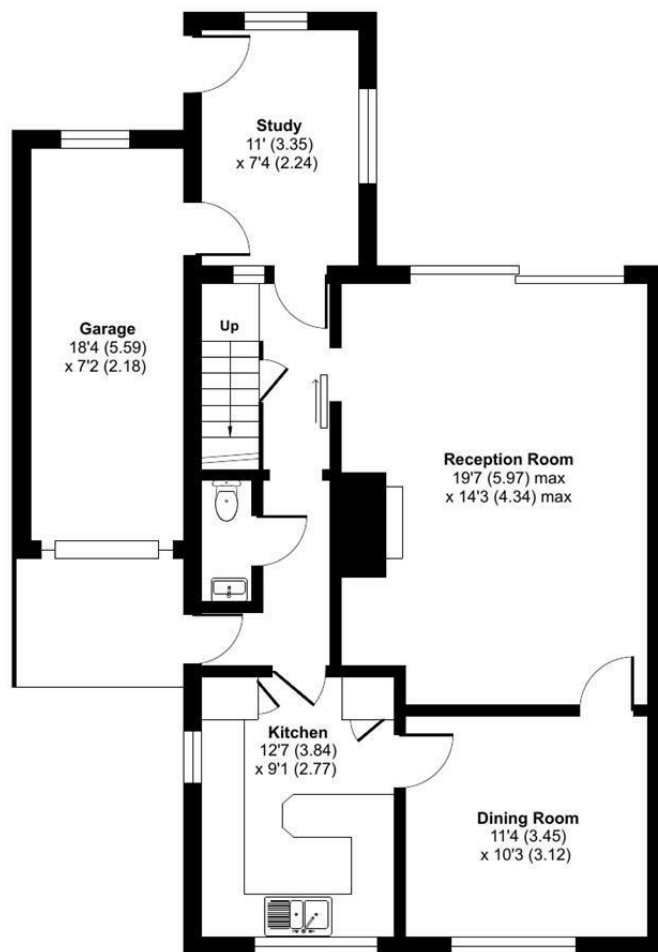
Avon Road, Devizes, SN10

Approximate Area = 1495 sq ft / 138.8 sq m

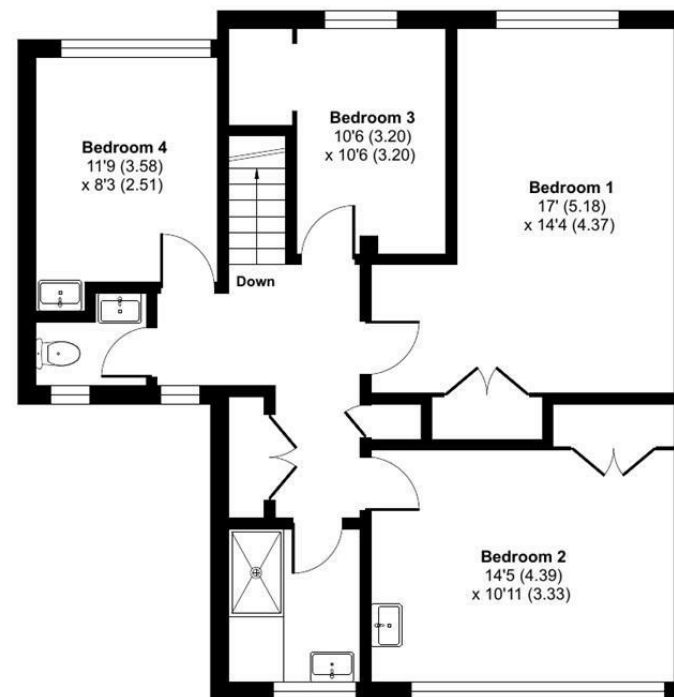
Garage = 131 sq ft / 12.1 sq m

Total = 1626 sq ft / 150.9 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). © nitchecom 2024. Produced for Strakers. REF: 1184821

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