





📍 109 Southbroom Road, Devizes, Wiltshire, SN10 1LY

🏠 Guide Price £220,000

A 2-bedroom characterful, Grade II Listed, terraced home, recently decorated throughout. Ideally situated for town centre amenities, with a delightful outlook of The Green to the front.

- 2-double bedrooms
- Recently decorated throughout
- Looking out onto The Green
- Useable cellar space
- Easily maintainable rear courtyard
- Stones throw to town centre amenities
- Characterful features
- Charming interior
- Ideal purchase for first time buyers and downsizers

🔑 Freehold

🏠 EPC Rating E





A charming, 2-bedroom mid-terraced home dating back to early 19th century. If you are looking for town centre living then look no further than this recently decorated home with delightful outlook over The Green to the front.

As you enter through the front door, you are met with the large main reception room, with convenient storage/display options and space for dining as well. As you head further into the home, the newly fitted kitchen, with hardwood flooring and worktops, has a range of floor/wall mounted units, space for further appliances and external access to the courtyard. There is a downstairs shower room just off the kitchen.

As you head downstairs from the reception room, the cellar has been transformed into a fantastic useable, further reception room, with exposed timbers and a wood burner, it makes for an incredibly cosy space, ideal for a cinema/music/reading room.

On the top floor of this period home, there are 2-double bedrooms, bedroom 1 has a lovely outlook to the front over The Green.

Externally, there is a courtyard garden to the rear providing you somewhere to sit and enjoy the sun. Within a stones throw to Devizes town centre, you can move straight in and enjoy all the amenities this buzzing market town has to offer.

#### **Situation**

Pleasantly situated opposite Devizes' Green and most conveniently just a stone's throw from the town centre. This bustling market town provides a wealth of facilities including a variety of shops, supermarkets, beautiful craft and speciality shops, restaurants, hotels, many leisure facilities and a thriving weekly market. Marlborough, Salisbury Plain and the Vale of Pewsey are all within a short distance providing magnificent countryside with numerous walkways. The major centres of Swindon, Chippenham, Trowbridge and the cities of Bath and Salisbury are all within a 30 mile radius.

#### **Property information**

Electric heating. We are advised all other mains services are connected.

Tenure: Freehold

EPC rating:

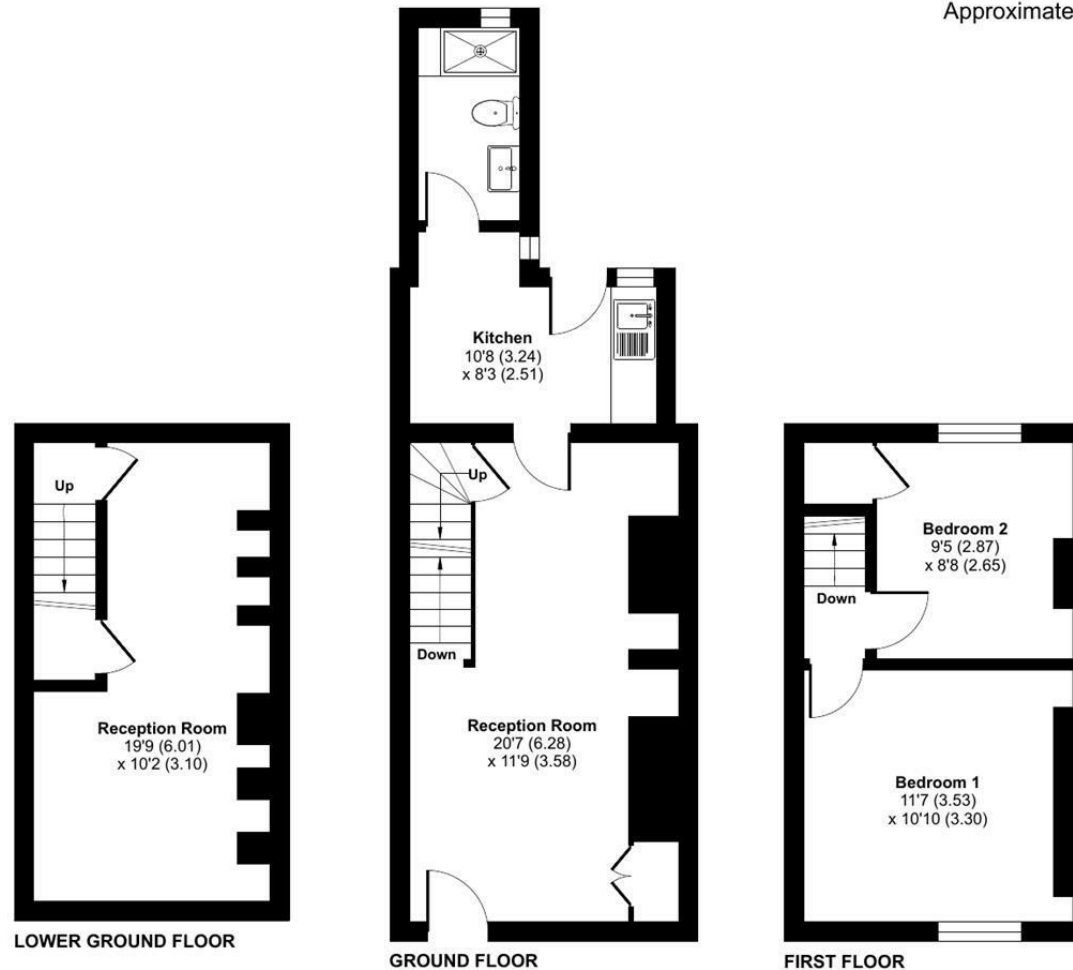
Council tax band: B



## Southbroom Road, Devizes, SN10

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1230722

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