



📍 19 Rotherstone, Devizes, Wiltshire, SN10 2DA

🏠 Guide Price £284,000

A 4-bedroom terraced family home, in a popular and well-established residential area, on the outskirts of Devizes town centre.

- 4-bedrooms
- Terraced home
- Popular location
- Level walk into Devizes town centre
- Kennet & Avon canal on your doorstep
- Large open plan dining/living room
- Driveway parking for 2 vehicles

🏡 Freehold

🏠 EPC Rating C



A well-presented 4-bedroom, terraced family home, in a well-established residential area of Devizes. Being a level walk into the town centre itself and having the famous Kennet & Avon canal on your doorstep, this family home is ideally situated for all of your needs.

Entering through the front door, you are met with an entrance hallway, with storage cupboards, downstairs W/C and leads you to the accommodation on the ground floor. Towards the rear of the home is the kitchen, in need of slight modernisation but providing a range of wall/floor mounted units, space for further appliances and external access into the garden. The fantastically large, dual aspect, living/dining room measures 23'8ftx11'4ft, boasting enough space for all the family to relax and dine.

Upstairs, there are 4 bedrooms, again, providing room for all the family. The principal bedroom and bedroom 2 are good sized doubles with outlooks to the rear and the front respectively. Bedrooms 3 and 4 could be used as single bedrooms, dressing rooms or studies, depending on your needs. A family bathroom, with shower over the bath, completes the internal accommodation.

Externally, the current owners have created driveway parking for 2 vehicles to the front and to the rear is an easily maintainable rear garden, mostly laid to lawn.

Situation

The property stands in a delightful position close to the Kennet & Avon Canal and is conveniently located for Devizes town centre. This thriving market town boasts a wealth of amenities including schools for all ages, a leisure centre, cinema, theatre, museum and bustling weekly market. The Kennet & Avon Canal which passes through Devizes also provides walking and fishing facilities and the major centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a 30 mile radius.

Property information

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: C

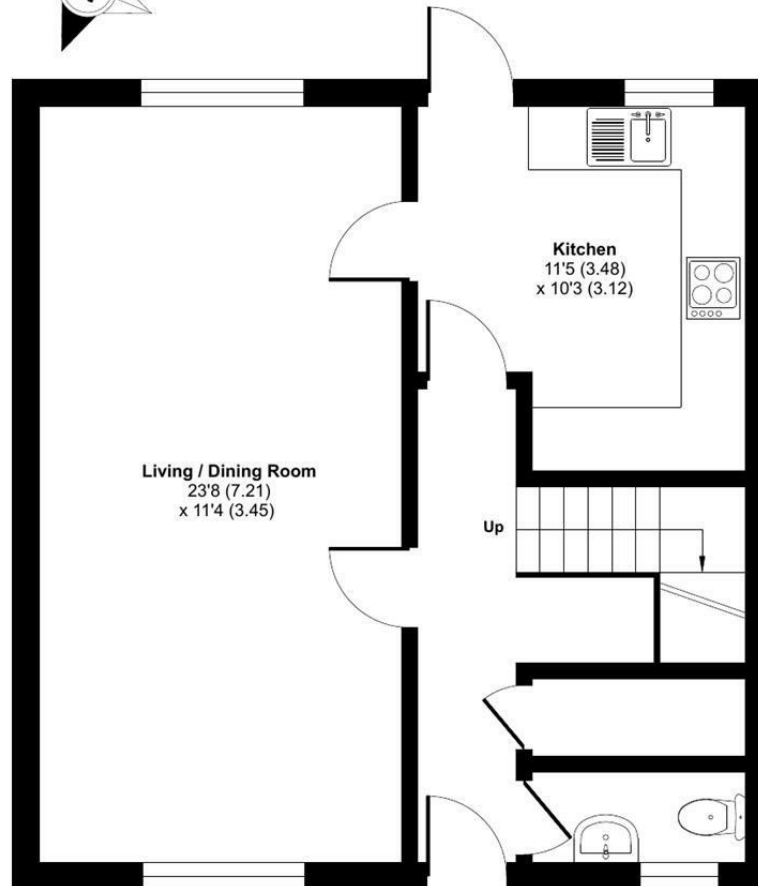
Council tax band: C



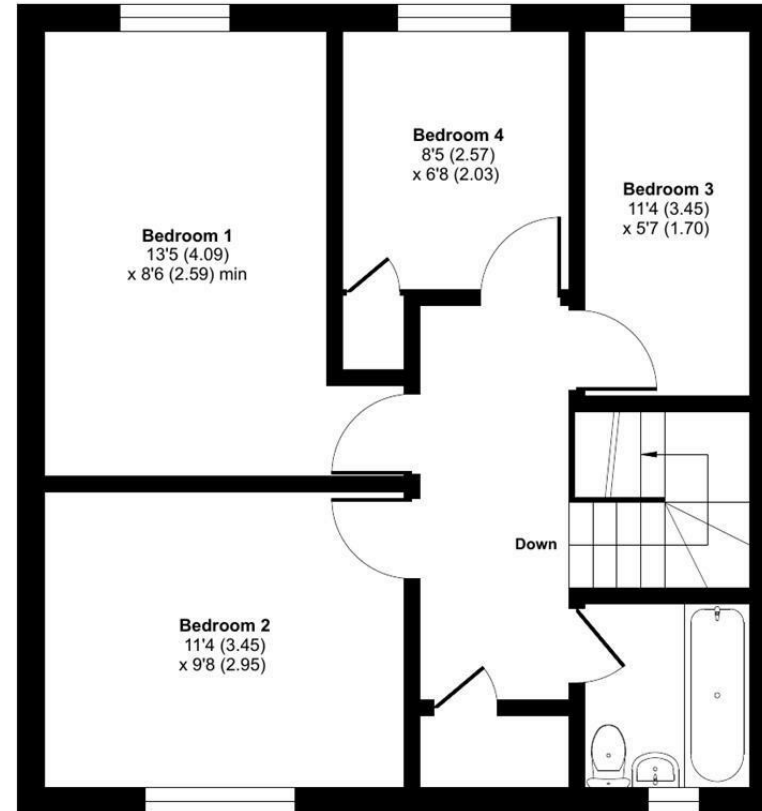
Rotherstone, Devizes, SN10

Approximate Area = 1046 sq ft / 97 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 2022. Produced for Strakers. REF: 875600

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