





📍 Brewery Cottage 14a Dunkirk Hill, Devizes, Wiltshire, SN10 2BG

🏠 Guide Price £295,000

A superb two double bedroom contemporary home built to a high specification. enjoying far reaching views, 2 allocated parking spaces and a useful bike garage/workshop.

- Stylish Terraced Modern Home
- Two Double Bedrooms
- 26FT Open Plan Kitchen/Living Area
- Quality Bathroom & Cloakroom Suites
- 2 Allocated Parking Spaces
- Bike Garage/Workshop With Electric Door
- Wonderful Views Of Roundway Hill
- Located Between Devizes and Rowde
- Ideal Home For FTB/Downsizer/Buy To Let
- Remainder Of 10 Year Build Zone Warranty (from 2021)

🏡 Freehold

🏠 EPC Rating B





A superbly finished 2 double bedroom home located on the edge of Devizes with rural views to the front and views of Roundway Hill to the rear. Built in 2021 by respected local developers Vardent Developments, this spacious home (circa 667sqft) is finished to a high specification throughout and externally benefits from 2 allocated parking spaces, a 12ft timber bike garage/workshop with light, power and an electric door, plus a fully enclosed hard landscaped rear garden.

Inside, the house has a generous 26ft open plan kitchen / living area with French doors to the garden. The stylish and well equipped kitchen benefits from Quartz worktops, an induction hob and an integrated double oven and fridge/freezer. There is also a useful downstairs cloakroom.

On the first floor there are two double bedrooms (the principal bedroom has incredible views up to Roundway Hill) and a contemporary bathroom with a combined shower/bath plus an LED lighting heated mirror. The property is well insulated and has bespoke timber double glazed windows and an efficient gas combi boiler. It also comes with the remainder of a 10 year Build Zone warranty.

The property would be an ideal home for first time buyers, downsizers and investment buyers alike with an estimated rental income of £900 pcm.

#### **Situation**

The property is located on the edge of Devizes and boasts superb views across the countryside beyond and the landmark of Roundway Hill. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, and good primary and secondary schools. There are 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. In the neighbouring village of Rowde are two popular public houses, a further primary school, village shop and 'The Rowdey Cow café'. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are area available in Pewsey and Chippenham.

#### **Property Information**

Tenure: Freehold

Council Tax: C

Services: All mains services are connected

Broadband Speed 40 Mbps.



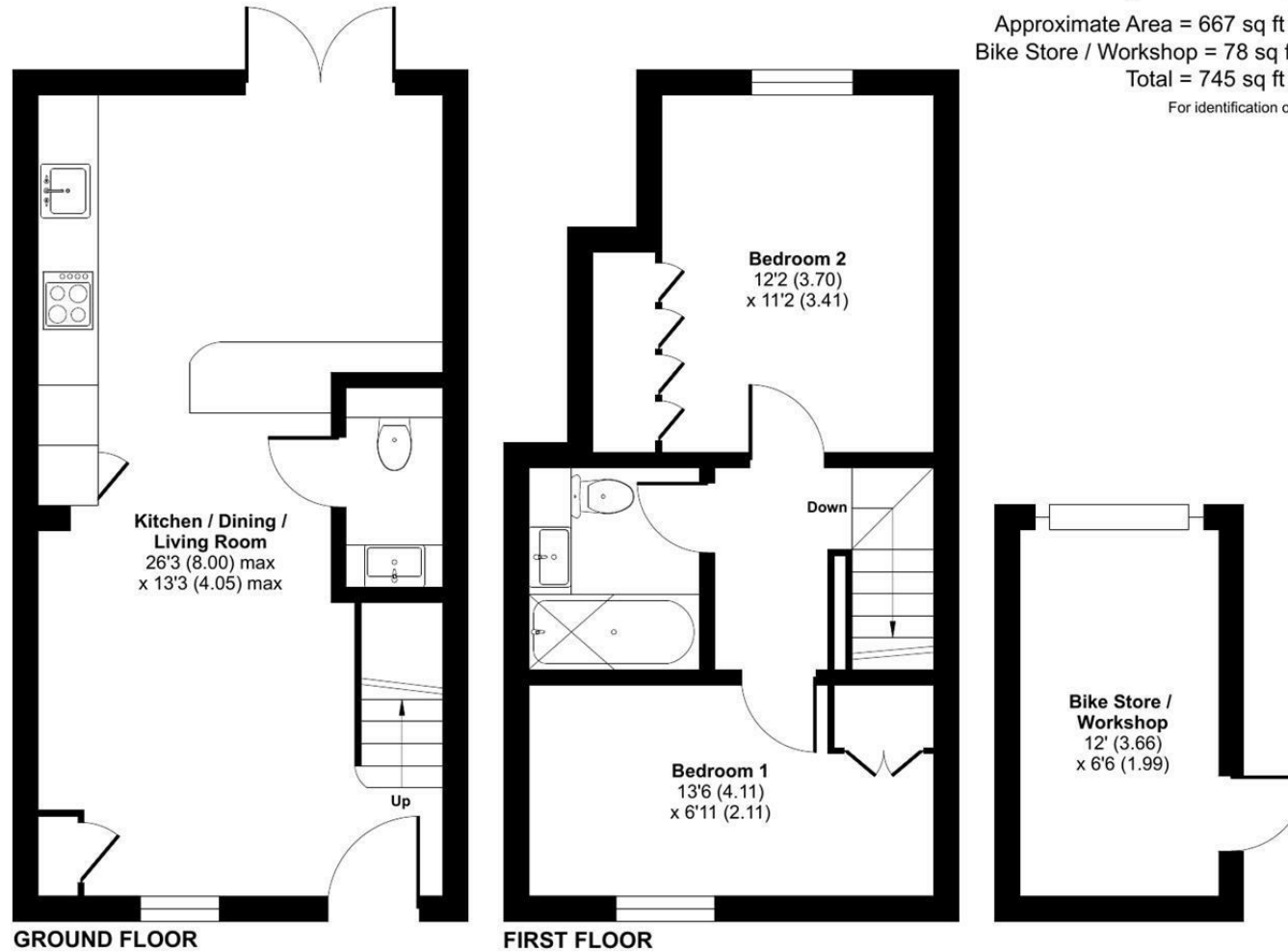
## Dunkirk Hill, Devizes, SN10

Approximate Area = 667 sq ft / 61.9 sq m

Bike Store / Workshop = 78 sq ft / 7.2 sq m

Total = 745 sq ft / 69.1 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). © nichecom 2025. Produced for Strakers. REF: 1243366

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