





📍 35 Estcourt Street, Devizes, Wiltshire, SN10 1LQ

🏠 Guide Price £267,500

A charming and very well presented 3 bedroom end of terrace cottage with lovely views over Devizes Crammer.

- Wonderful Period Home
- Well Positioned For The Town's Amenities
- 3 Bedrooms
- 2 Reception Rooms
- Stylish Modern Kitchen
- Contemporary Bathroom
- Private Rear Garden
- Views Of The Crammer
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D





A delightful end of terraced period cottage set just a stone's throw of the town and its numerous amenities and with views over The Green and The Crammer. Offered with no onward chain, this endearing character home is bigger than it may first appear from the outside and actually comprises 3 bedrooms complemented by 2 good reception rooms.

Internally, a welcoming hallway with tessellated floor tiles opens off to a front sitting room with wood effect flooring and an original feature fireplace with a red tiled hearth. There is a separate dining room with stairs up to the first floor and a door into the stylish kitchen with slate floor tiles and underfloor heating, oak worktops, an electric oven plus a halogen hob and dishwasher. A contemporary bathroom with a modern white suite and shower over the bath completes the ground floor.

On the first floor there are three bedrooms (2 doubles plus a decent sized single), with the principal bedroom having exposed wooden flooring, two windows enjoying views of The Crammer plus a cast iron fireplace and fitted wardrobes.

Outside, to the rear is a private garden with a lawn and shaped borders running up to a top patio with painted garden shed. the property benefits from a right of way across the back of the neighbouring cottages for easy garden maintenance. The row of terraces were originally built for workers of the Brown & May Steam Engine factory (which was once behind). On the outside of the terrace are the initials B&M and 1874.

#### **Situation**

Pleasantly situated close to The Crammer and The Green, and just a short walk 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**

Services: The property benefits from all mains services including gas fired central heating.

Council Tax Band: B

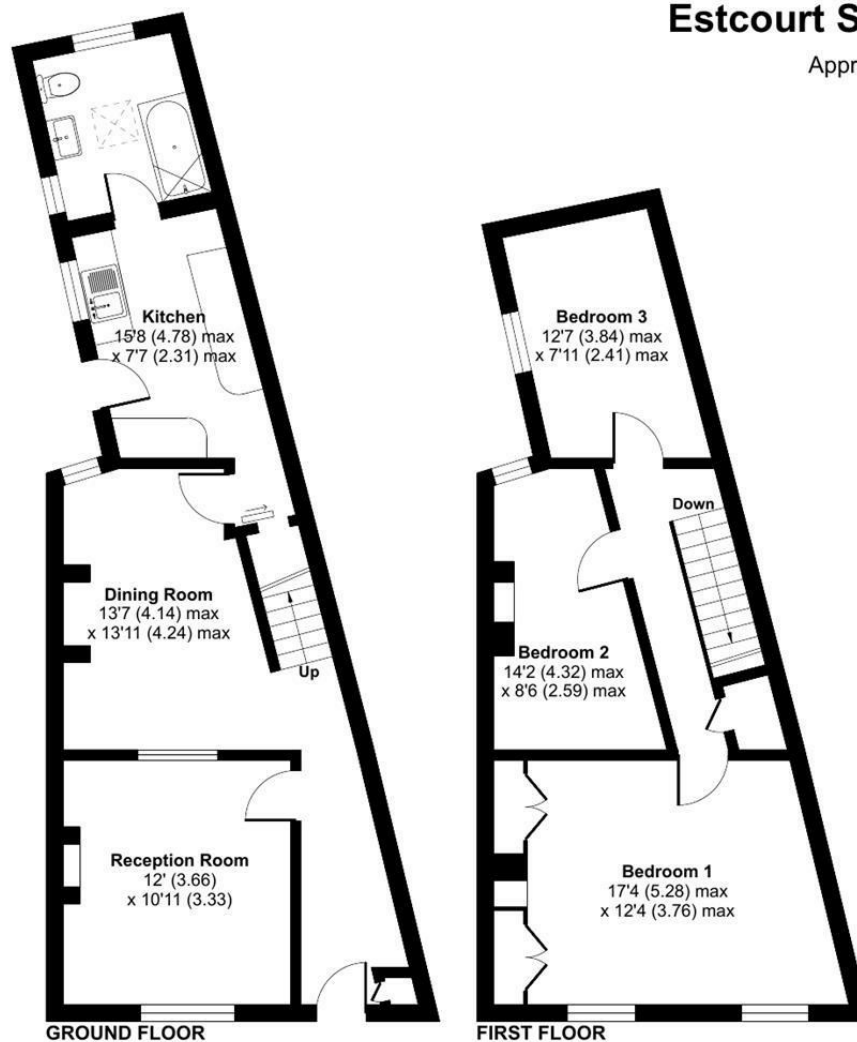
Set In A Conservation Area.



## Estcourt Street, Devizes, SN10

Approximate Area = 983 sq ft / 91.3 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: 1240966

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