



📍 40 Blackberry Lane, Potterne, Devizes, Wiltshire, SN10 5NZ

🏠 Guide Price £170,000

An immaculately presented, 2-bedroom, ground floor apartment. Situated in a popular village location with the added benefit of outdoor patio area and an allocated parking space.

- 2-bedroom apartment
- Garden
- 1x Allocated parking space and On Street Parking
- Well-presented accommodation throughout
- Recently refitted kitchen and bathroom
- Ground floor
- Built in wardrobes to bedroom 1
- Popular village location
- Ideal for a first time buy/downsizers

🏠 Leasehold

🏠 EPC Rating E



A well-presented 2-bedroom ground floor apartment in the heart of Potterne, offering modern interiors and a private garden.

The entrance hallway provides useful storage space for coats and boots, along with additional storage cupboards. A spacious reception room is filled with natural light from the bay window, while the beautifully refitted kitchen is a real highlight—featuring wooden worktops, a range of wall and floor-mounted units, a double oven/grill, integral fridge/freezer, wine rack, and French patio doors opening onto the private patio area.

There are two double bedrooms, with bedroom 1 benefiting from built-in wardrobe space with sliding doors. A recently refitted modern bathroom, with shower over the bath, completes the accommodation.

Externally, the home enjoys its own private garden (currently low maintenance), one allocated parking space, and ample on-street parking nearby.

Apartments in a village location, in this condition, with its own private outdoor space are rarely available, so call Strakers Dezives today to book a viewing and avoid missing out.

#### **Situation**

Local village amenities are easily accessible on foot from Blackberry Lane, which includes a popular village pub, a church, a village hall, playing fields, and a convenience shop. The nearest town is Devizes, which is accessible by car in five minutes, or via the number 2 bus. Devizes is a popular market town, offering a range of shopping, entertainment and leisure facilities. The nearest primary and secondary schools are located in Devizes, as well as nearby villages including Market Lavington and Urchfont. Potterne is located in the heart of Wiltshire, which is within close proximity to popular local towns including Marlborough and Chippenham.

#### **Property information**

Electric heating. We are advised mains electric, drainage and water are connected.

Tenure: Leasehold - 125 years from 23/08/1999

Service charges: £617.83 p.a (Correct for the period 1st April 2024 - 31st March 2025)

Ground rent: £10 p.a (Correct for the period 1st April 2024 - 31st March 2025)

EPC rating: E

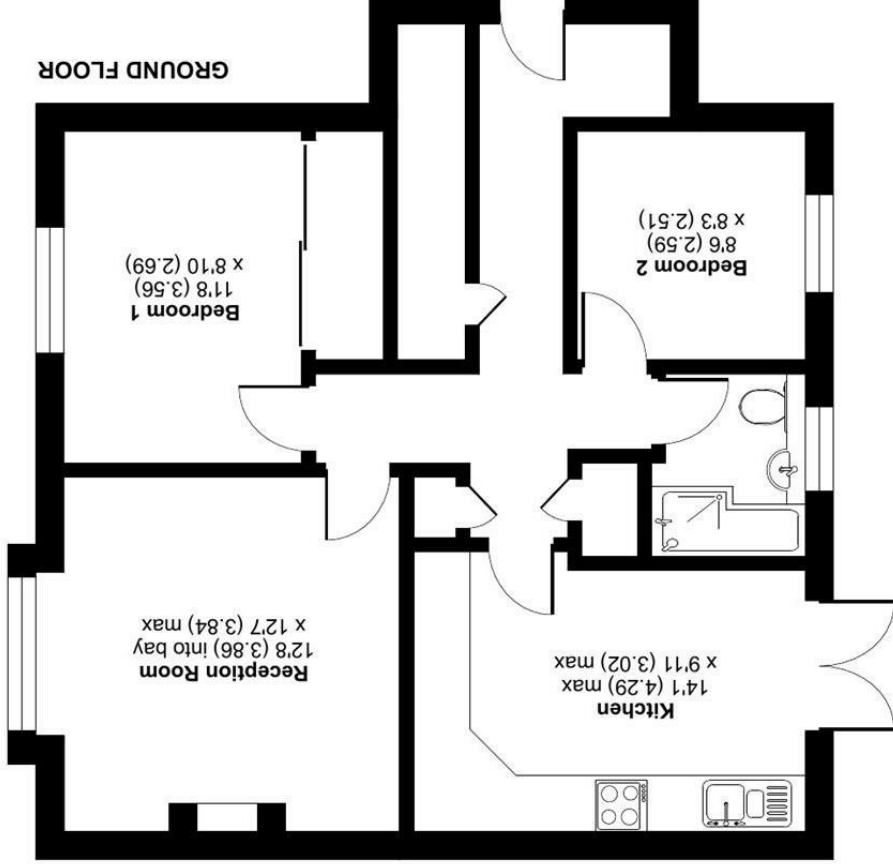
Council tax band: A



# Blackberry Lane, Potterne, Devizes, SN10

Approximate Area = 705 sq ft / 65.5 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). © nchecom 2025. Produced for Strakers. REF: 1250350

