



📍 101A Southbroom Road, Devizes, Wiltshire, SN10 1LY

🏠 Guide Price £240,000

Once the Volunteer Arms public house, this spacious, unique and charming Grade II Listed property is fully modernised throughout – ideal for downsizers, first time buyers and professionals. Offered with NO ONWARD CHAIN.

- Private Entrance
- Elevated views across the Green and the Crammer
- No Onward Chain!
- Private Courtyard Garden with Raised Beds
- Single Garage with Electrics and EV Potential
- EPC Rating: C-78
- Characterful Features Including Wooden Floors and Log Burner
- No Service Charge or Ground Rent and 963 Year Lease Remaining
- Gas Central Heating and Log Burner
- Late Georgian Grade II Listed Terraced Style Masionette

🏡 Share of Freehold

🏠 EPC Rating C



Nestled in the heart of Devizes, this late Georgian Grade II Listed terraced maisonette offers the perfect combination of period character and modern living. Accessed via a private entrance beneath the archway over the cobbled lane, the property is spread over two floors and offers elevated views across the Green and the Crammer. Due to its elevated position, it offers a surprisingly peaceful and tranquil living space. Rare for a town centre property, it has its own garage, private courtyard and woodshed. Just steps away from the town's vibrant centre with its independent shops, cafes, restaurants and pubs, this property has plenty of history and charm.

Upon entering the property, the stairs lead up to the bright and airy hallway. The large living/ kitchen-dining room is a welcoming space, featuring wood laminate flooring, a log-burning stove and stunning views across the Green. Adjacent to the living area is a well-designed and part-open kitchen with plenty of drawers and cupboard space, which overlooks the rustic private courtyard. It has an in-built oven, gas hob and plumbing for washing machine. There is a versatile separate living room which boasts original wooden flooring and exposed beams, making it an ideal space for entertaining or could be used as a third bedroom or office/studio space.

The second floor features a spacious landing with original wooden flooring, leading to the generously sized bathroom with sandstone tiled flooring and walls where you will find a bath and a separate walk-in gas-powered shower and heated towel rail. The spacious main bedroom includes wardrobes, while the second double bedroom offers ample room for a large wardrobes and drawers. The loft space is fully boarded and has an integrated ladder and lighting.

To the rear of the property is a private courtyard accessed via the cobbled lane. Perfect for al fresco dining, it also has a woodshed for storage. Just beyond the courtyard is the single garage (with electric supply).

Situation

The property is within a short walk to local schools, the swimming pool and gym; there is open green space, ideal for dog walking, and a Morrisons, Sainsbury's and Marks & Spencer within a five minute walk plus an award-winning local organic butcher and independent shops catering for your every need. The charming and peaceful canal is a short stroll away from the buzz of the town. The major centres of Swindon, Chippenham, Trowbridge and the cities of Bath and Salisbury are all within a 30 mile radius.

Property Information

Grade II Listed & in a Conservation Area.

Tenure: Leasehold/Share of the Freehold with the property below.

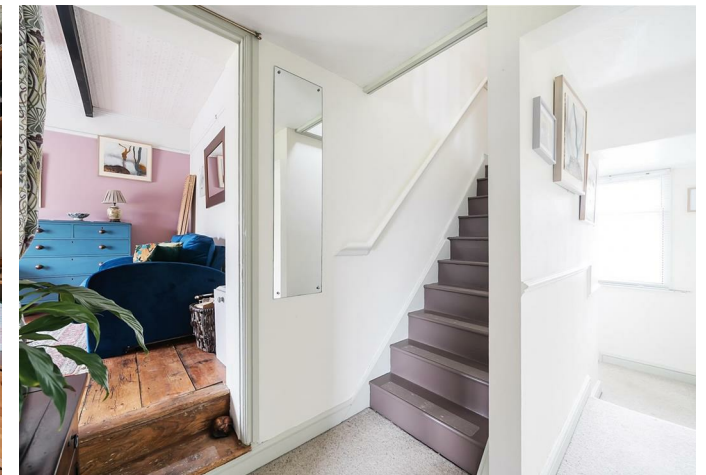
963 years remaining on the lease, and no service charge or ground rent.

Services: All mains services are connected. Gas central heating.

Fibre-optic broadband recently became available (up to 900mb/s)

Council Tax: Band B

EPC Rating: C-78



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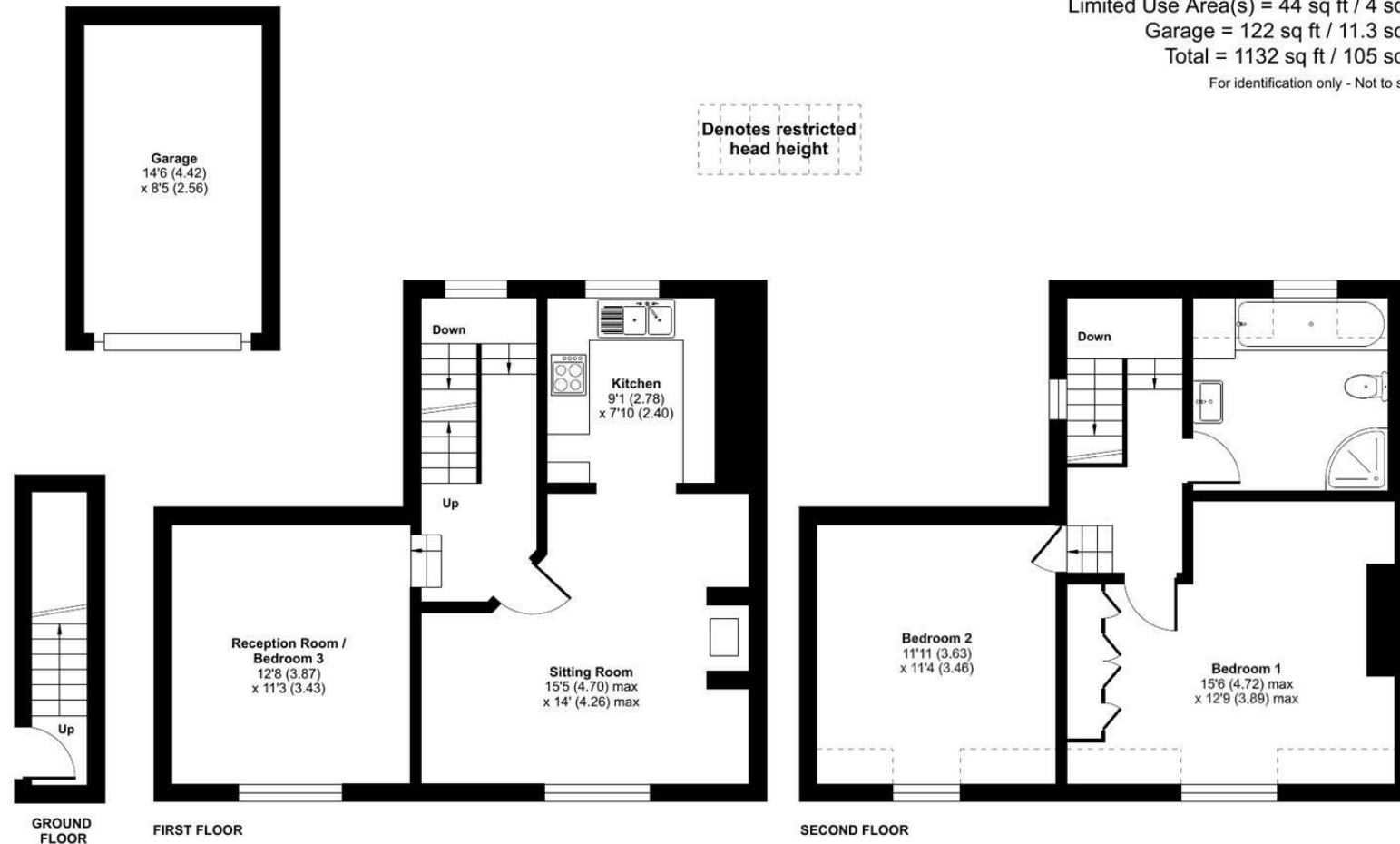
Approximate Area = 966 sq ft / 89.7 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1132 sq ft / 105 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: 1249392

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