





📍 Branscombe House Pans Lane, Devizes, Wiltshire, SN10 5AL

🏠 Guide Price £750,000

A delightfully presented and well appointed four bedroom detached family home located on the popular Pans Lane

- Four Double Bedrooms
- Detached Family Home
- Well Presented
- Large Garden
- Garage and Driveway Parking
- Summer House
- Walking Distance Into Town
- Improvements Made Throughout
- Double Glazing and Gas Central Heating
- Incredibly Popular Location

🏡 Freehold

🏠 EPC Rating C





Believed to have been originally built in circa 1955 this superbly presented and generously proportioned family home ideally located within walking distance of the town centre in the ever popular Pans Lane. With a glorious south-westerly facing garden of around a quarter of an acre the property has had a multitude of improvements made in recent years including garden landscaping, resin driveway, Perma Stone paving, security systems throughout and full room cleaning and maintenance.

The property has been extended to the rear and offers versatile accommodation comprising three double bedrooms and family bathroom on the first floor, whilst the ground floor offers three reception rooms, double bedroom with en-suite shower room, well appointed kitchen, cloakroom and reception hallway.

Outside the fully landscaped garden has a rear patio area, access to garage from rear, a detached summer house, well established borders, trees and shrubs. There is an extra bit of garden to the rear main garden.

The driveway can accommodate up to approximately six vehicles. The property is double glazed throughout and has gas central heating.

#### **Property Information**

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: F

EPC Rating: C

All mains services connected.

Gas central heating

#### **Situation**

This substantial family home is situated in a sought after area of Devizes, convenient for the town centre and the highly regarded Wansdyke school. Devizes provides an assortment of individual shops, coffee shops, businesses and supermarkets as well as a thriving weekly market. There are both primary and secondary schools, a leisure centre, theatre, cinema and various entertainment facilities. There are good road connections to Marlborough, Bath and Salisbury and the renowned Dauntsey School is within short travelling distance.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

