



📍 26 Bailey Close, Devizes, Wiltshire, SN10 2RW

🏠 Guide Price £385,000

A spacious and well-presented, 4/5 bedroom, detached family home, in a tucked away location. With the added benefits of a private south facing rear garden and driveway parking.

- 4/5 bedrooms
- Detached family home
- Flexible accommodation throughout
- Well-presented
- South facing private rear garden
- Tucked away in a well-established residential area
- A stones throw from the Kennet & Avon canal
- Driveway parking

🏡 Freehold

🏠 EPC Rating D



A well-proportioned 4/5 bedroom detached family home, tucked away in a quiet cul-de-sac in a well established residential location.

Upon entering, a welcoming hallway leads to a spacious reception room with a large window overlooking the front. To the rear, a separate dining room flows through to the kitchen, which features a range of floor and wall-mounted units, an electric hob, and space for further appliances. A utility room sits just off the kitchen with direct garden access and a storage room behind the converted garage. A versatile study/bedroom 5 and a downstairs W/C complete the ground floor accommodation.

On the first floor, the principal bedroom spans the depth of the home, offering a generous space with a pleasant aspect. There are three further bedrooms, all well-proportioned, and a modern family bathroom.

Externally, the property benefits from a private, south facing, rear garden, mostly laid to lawn with a patio area and shed. There is the added benefit of driveway parking to the front. Positioned in a desirable residential location, this home offers flexible living space for a growing family.

#### **Situation**

The property is well situated in a much favoured residential area, located towards the north eastern outskirts of the town close to The Kennet and Avon Canal and Devizes Marina. Devizes offers a comprehensive range of amenities including a choice of supermarkets, shops , leisure centre with indoor swimming pool, public library, cinema museum, small theatre and schooling for all age groups. The major centres of Bath Salisbury and Swindon are all within a twenty five mile radius.

#### **Property information**

We are advised all mains services are connected.

Tenure: Freehold

Council tax band: D

EPC rating: D



Denotes restricted  
head height

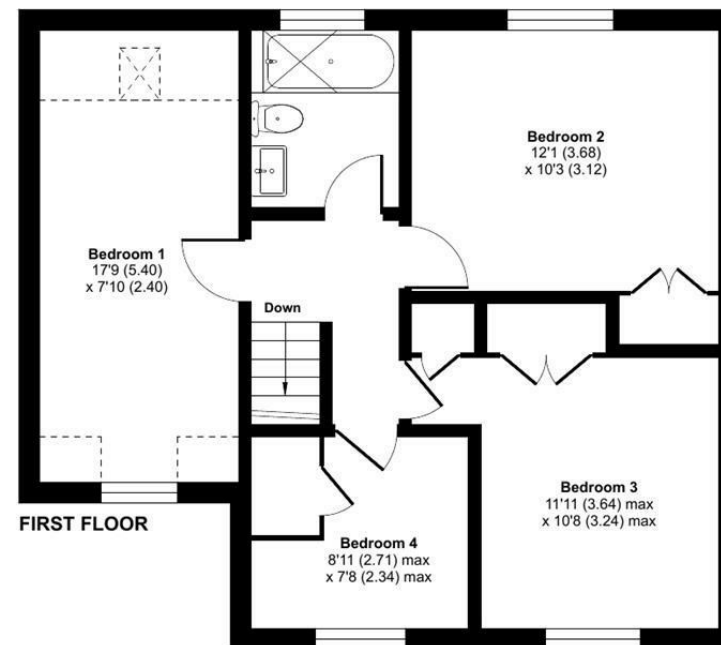
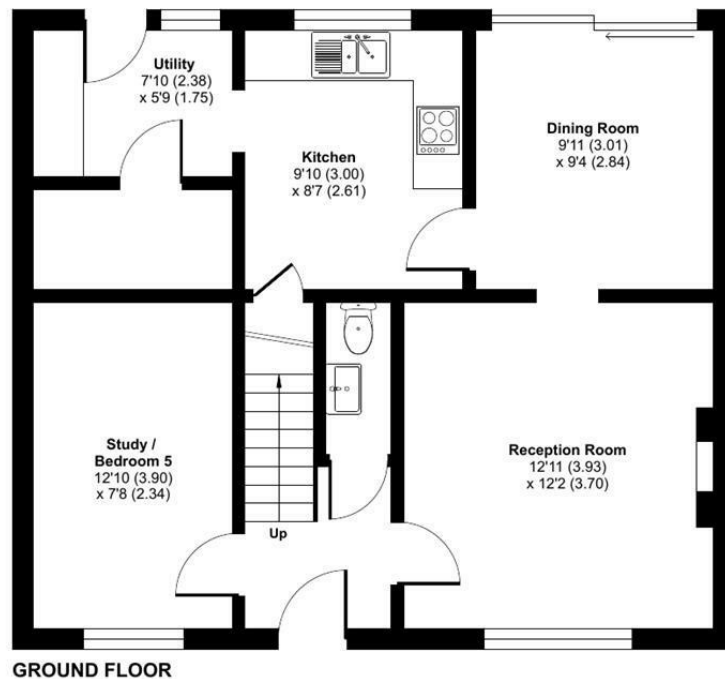
## Bailey Close, Devizes, SN10

Approximate Area = 1173 sq ft / 108.9 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Total = 1204 sq ft / 111.7 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: 1256653

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