





📍 23 Pans Lane, Devizes, Wiltshire, SN10 5AF

🔗 Offers In Excess Of £420,000

A 1920's 3-bedroom semi-detached home, with spacious accommodation throughout and within short walking distance of Devizes town centre.

- 1920's semi-detached home
- 3 good sized double bedrooms
- Close walking distance to town centre
- Beautifully maintained 100ft rear garden
- Dressing room to principal bedroom
- 2 reception rooms
- Potential for loft conversion (STP)
- Immaculately presented throughout

🏠 Freehold

🏠 EPC Rating C





A charming 1920s three-bedroom semi-detached home, full of character and situated in the highly sought-after area of Pans Lane, Devizes. With spacious accommodation throughout, a beautifully maintained 100ft rear garden, and close proximity to the town centre, this is a home not to be missed.

Stepping inside, you're welcomed by an inviting entrance hallway with under-stair storage. To the right, a versatile reception room—currently used as a music room—offers flexibility to suit a variety of needs. Further into this wonderful family home, the second reception room features a wood-burning stove and seamlessly flows into the stunning 18'8" quadruple-aspect 'L' shaped kitchen/dining room. Recently refitted, the kitchen boasts modern cabinetry, an induction hob, a double oven and grill, and French patio doors that open onto the rear garden, flooding the space with natural light.

Upstairs, three generously sized double bedrooms provide plenty of space for the whole family, with the principal bedroom benefiting from a walk-in dressing room. A stylish family bathroom, complete with a shower over a P-shaped bath, completes the first floor.

Externally, the property features off-road parking for two vehicles and a beautifully landscaped, private 100ft rear garden. With a central pathway, a pond, mature shrubs, and a vegetable patch, this tranquil outdoor space is perfect for gardening enthusiasts. Additional recent updates, including a new kitchen, new kitchen flooring, a new boiler, and newly rendered front exterior, ensure the home truly is ready to move straight in.

### Situation

This well-positioned 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.

### Property Information

All mains services are connected

Council tax band: C

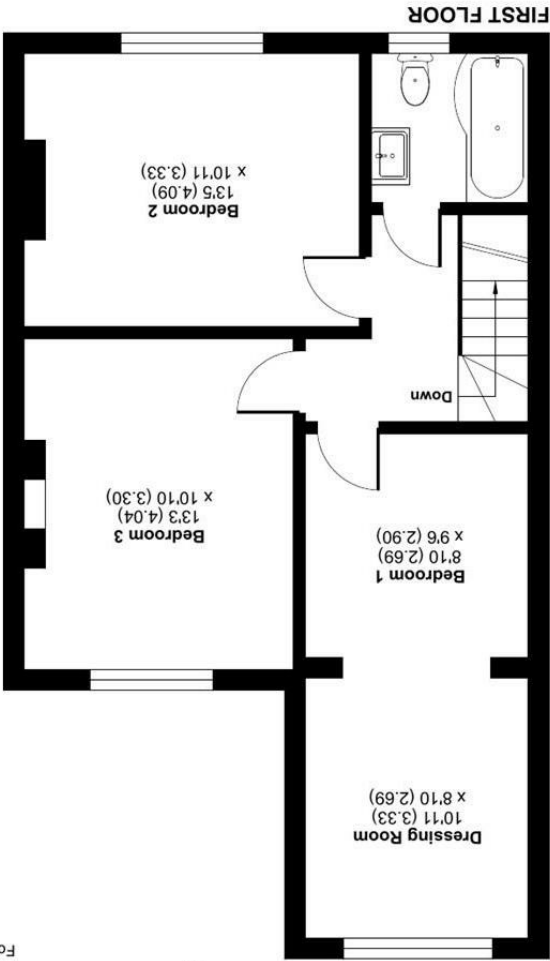
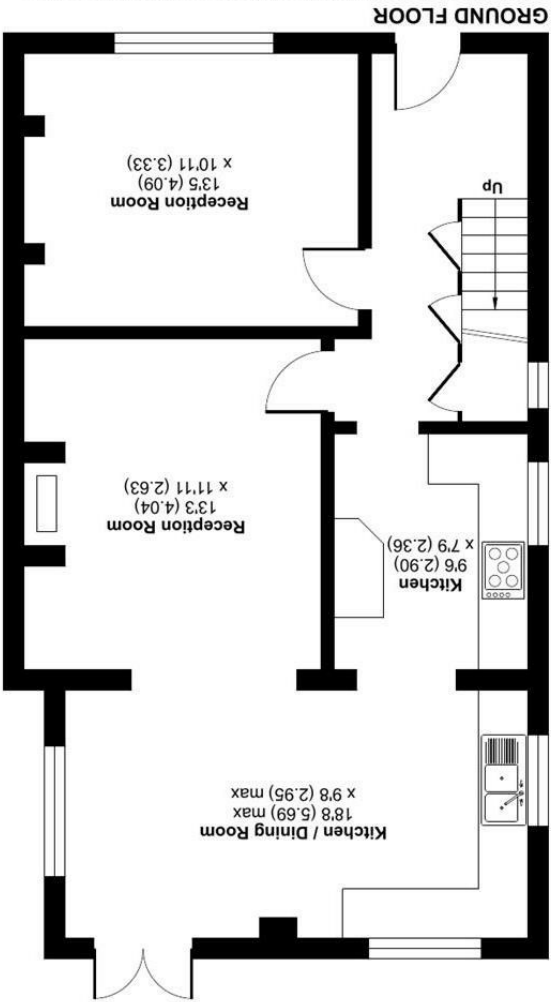
EPC rating: C



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**Pans Lane, Devizes, SN10**

Approximate Area = 1309 sq ft / 121.6 sq m

For identification only - Not to scale