



📍 5 Snell Mead, Devizes, Wiltshire, SN10 2GS

🏠 Guide Price £475,000

A beautifully presented 4-bedroom detached home with a wonderful 20ft family orientated kitchen/diner.

- Stylish Modern Family Home
- Impressive Refitted Kitchen/Diner With Large Bay
- Beautifully Decorated Dual Aspect Sitting Room
- Separate Utility & Cloakroom
- 4 Bedrooms
- En Suite Shower Room + Family Bathroom
- Garage & Parking
- Enclosed Rear Garden
- In Catchment For Bishops Cannings School
- Canalside Walks Closeby

🏡 Freehold

🏠 EPC Rating B



A beautifully presented 4 bedroom modern family home set on the edge of town with idyllic countryside/canal walks right on the doorstep, and conveniently within the catchment for the excellent Bishops Cannings Primary School.

On the ground floor a light entrance hall leads off to a generously proportioned bay fronted dual aspect sitting room to the right of the home, with wooden panelled walls. To the left hand side of the hall there is the exceptional kitchen. The heart of any home is the kitchen and this incredibly light refitted kitchen/diner has been designed to be just that- a 20ft ideal eating and entertaining space all the family can enjoy. It features stylish appliances, ample counter space including a breakfast bar, and high-quality fixtures. French doors in the dining area allow natural light to flood in as well as providing access to the rear garden. Completing the ground floor is the practical utility room and downstairs W/C. Moving to the first floor, there are 4 good bedrooms, with the principal double bedroom featuring a modern en-suite shower room. There is also a contemporary family bathroom.

Externally, this family home has driveway tandem parking for 3 cars, a single garage with light and power and a lovely private garden mainly laid to lawn, but with an extended patio sun terrace and a further raised patio seating area, plus there is a rear gate out to the garage. There is also a hot tub (available by separate negotiation).

Situation

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for young families, with countryside and the canal right on the doorstep too.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information

All mains services are connected. EV charger.

Tenure: Freehold

Council Tax: Band E

Agents note: There will be a management charge, but the management committee has not yet been established. Current vendors have not paid any fees.



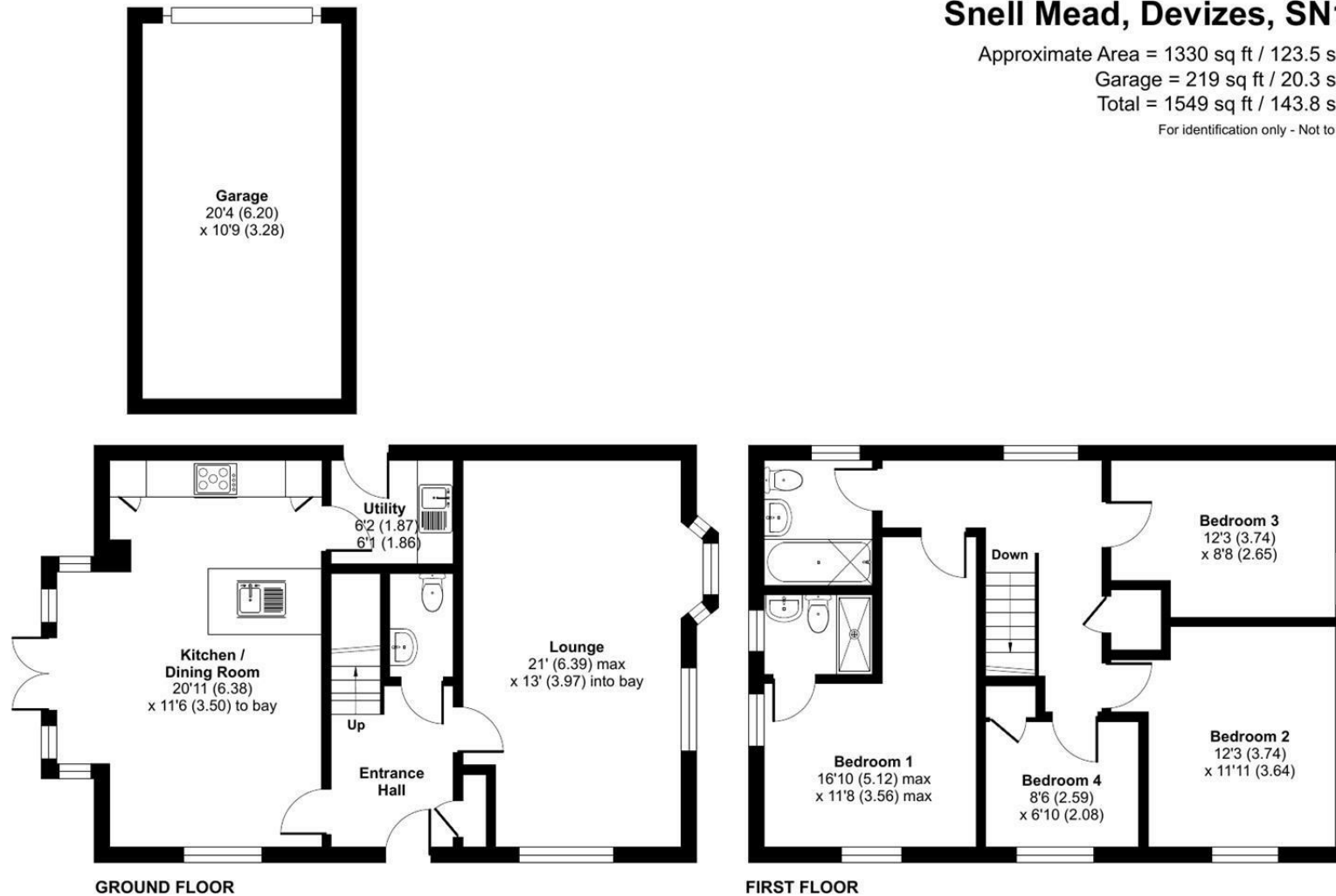
Snell Mead, Devizes, SN10

Approximate Area = 1330 sq ft / 123.5 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1549 sq ft / 143.8 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). © nitchcom 2025. Produced for Strakers. REF: 1278799

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.