



📍 33 Church Walk, Devizes, Wiltshire, SN10 3AA

🏠 Guide Price £180,000

A delightfully charming 1-bedroom cottage in the heart of Devizes town centre with The Crammer on your doorstep. Offered to the market with no onward chain and private garden space.

- 1-bedroom cottage
- No onward chain
- Private garden space
- Situated in the heart of town centre
- The Crammer on your doorstep
- Tucked away location
- Charming features throughout
- Ideal for first time buyers or downsizers

🏡 Freehold

🏠 EPC Rating F



Tucked away just moments from The Crammer and the heart of Devizes, this charming one-bedroom cottage is a rare opportunity for those looking for something a little different. Compact yet full of character, the property offers an ideal home for a first-time buyer, downsizer, or even as a bolt-hole or investment.

The accommodation is arranged over two floors. On the ground floor, there's a cosy reception room and a cleverly designed kitchen making excellent use of the space. Upstairs, the double bedroom is bright and well-proportioned, served by a modern bathroom.

One of the standout features is the private, good-sized garden — a rare bonus for this kind of property and perfect for relaxing, potting, or entertaining.

Church Walk is a peaceful, tucked-away location yet within easy reach of the town centre, canal walks, and all the amenities Devizes has to offer. Properties in this spot are rarely available, and this one has a lovely balance of charm and practicality.

#### **Situation**

The cottage is located in a very pleasant tucked away position overlooking The Crammer and is just a short stroll from town. 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**

Electric heating. We are advised all other mains services are connected.

Tenure: Freehold

EPC rating: F

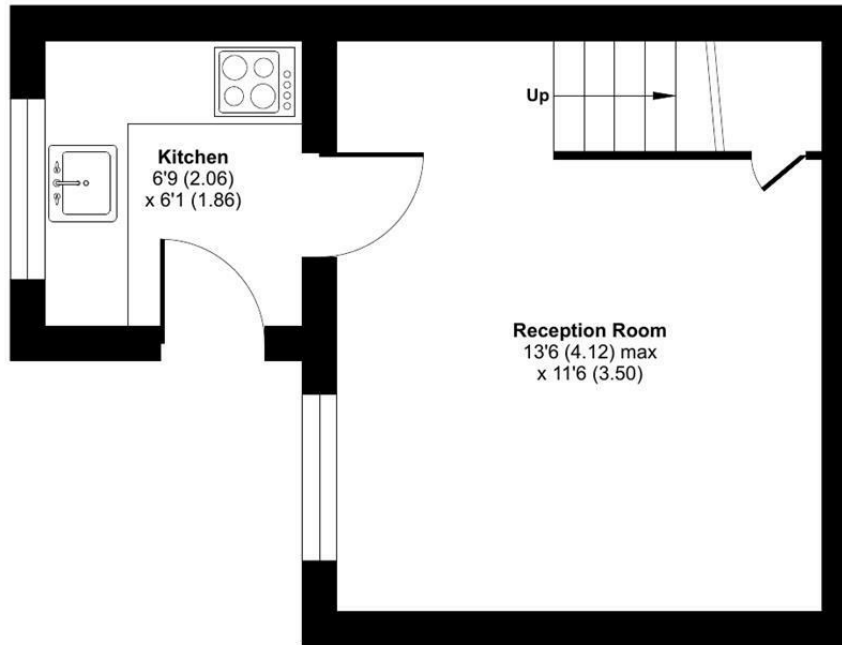
Council tax band:



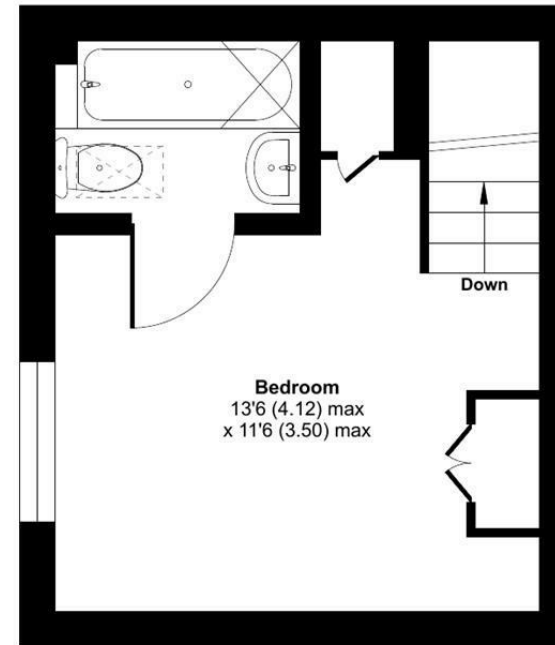
## Church Walk, Devizes, SN10

Approximate Area = 357 sq ft / 33.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1280991

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 firms 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.