





📍 17 Mayenne Place, Devizes, Wiltshire, SN10 1QJ

🏠 Guide Price £280,000

Offered with no onward chain, this 3-bedroom semi-detached home with a garage and driveway parking is well-presented throughout and will make an ideal first time buy or downsize.

- No onward chain
- 3-bedrooms
- Semi-detached
- Garage and driveway parking
- Conservatory
- Private south facing low maintenance rear garden
- Living room with open fire
- Well-established residential area
- Stones throw from canal side walks

🏠 Freehold

🏠 EPC Rating D





A well-presented and deceptively spacious three-bedroom semi-detached home. Offered to the market with no onward chain, the property stands out from others in the area by benefiting from a plot with its own garage and private driveway parking directly in front — a rare feature for this location.

The accommodation is arranged over two floors and offers well-balanced living space throughout. On the ground floor, a welcoming entrance hall leads into a generous reception room, with a large window to the front creating a bright and airy feel. To the rear is a modern kitchen fitted with a range of wall and base units, which flows through into a spacious conservatory providing an excellent second reception space, perfect for entertaining or family use, with direct access to the garden.

Upstairs, there are three bedrooms — two comfortable doubles and a good-sized single all served by a well-appointed family bathroom. All bedrooms benefit from built in storage.

The south-facing rear garden is a particular feature, enjoying plenty of sun throughout the day on the laid to lawn area — ideal for outdoor dining, gardening or relaxing in privacy. The property is fully double glazed and has gas central heating.

With its practical layout, private parking, garage, and desirable outlook, this is a superb opportunity for a variety of buyers, including families, downsizers and investors alike.

#### **Situation**

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property information**

We are advised that all mains services are connected.

Tenure: Freehold

Council tax band: B

EPC rating: D



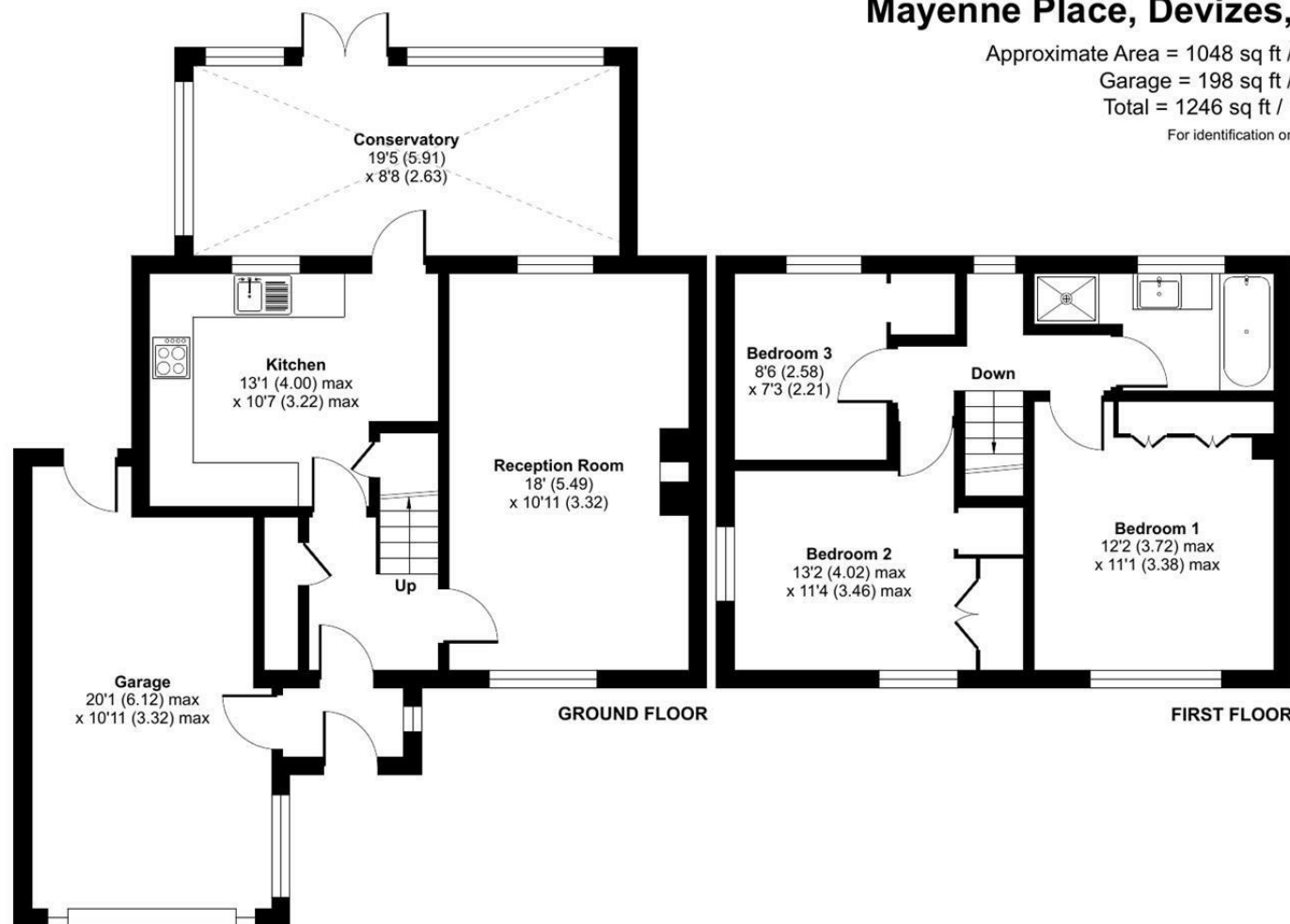
## Mayenne Place, Devizes, SN10

Approximate Area = 1048 sq ft / 97.3 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1246 sq ft / 115.6 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). © nitchecom 2025. Produced for Strakers. REF: 1295077

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