



📍 3 Trafalgar Place Bath Road, Devizes, Wiltshire, SN10 2AN

🏠 Guide Price £675,000

A truly unique home in the heart of Devizes. A Grade II Listed, Ashlar stone façade, mid-terrace home arranged over 4-storeys with stunning features and presentation throughout.

- Incredibly well presented
- 3-bedroom mid terrace home
- Allocated parking spaces
- Grade II Listed with beautiful features
- 23 x 18'10 kitchen/breakfast room with wine store
- Principal bedroom with en-suite
- Level walking distance to town centre
- No onward chain

🏠 Freehold

🏠 EPC Rating D



Set just a short stroll from the heart of Devizes, 3 Trafalgar Place is a handsome and spacious three-bedroom home arranged over four storeys, offering the epitome of stylish living in a characterful and beautifully maintained setting.

Part of an elegant period-style terrace, the property features an attractive ashlar stone façade and a peaceful, well-kept rear garden.

Inside, the accommodation is laid out across multiple levels. On the lower ground floor, you'll find a stunning kitchen/breakfast room with central island, perfect for modern family life and entertaining. There's also access to a temperature controlled wine store. The ground floor hosts a generous formal reception/dining room, with tall ceilings and sash-style windows, alongside a light-filled family room to the rear with French doors and a cloakroom.

Upstairs, the principal bedroom suite occupies the entire first floor, complete with a luxurious en-suite bathroom featuring twin basins, separate shower and roll-top bath. On the second floor are two further bedrooms and a shower room, making this floor ideal for guests, children, or working from home. There's also a loft room on the top floor for storage or potential occasional use.

The property benefits from allocated parking, gas central heating, and a high standard of finish throughout. Just a few minutes' walk to the Market Place and local amenities, this is a rare opportunity to secure a refined and flexible home in one of Devizes' most sought-after addresses.

Situation

Trafalgar Place is only a short walk from amenities and enjoys views over the famous 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. Cultural facilities include a museum, active theatre, and vibrant live-music scene. The range of amenities include a choice of supermarkets, shops, a modern leisure centre with indoor swimming pool, public library, and schooling for all age groups. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property information

We are advised all mains services are connected.

Grade II Listed.

Tenure: Freehold

Council tax band: F

EPC rating: D



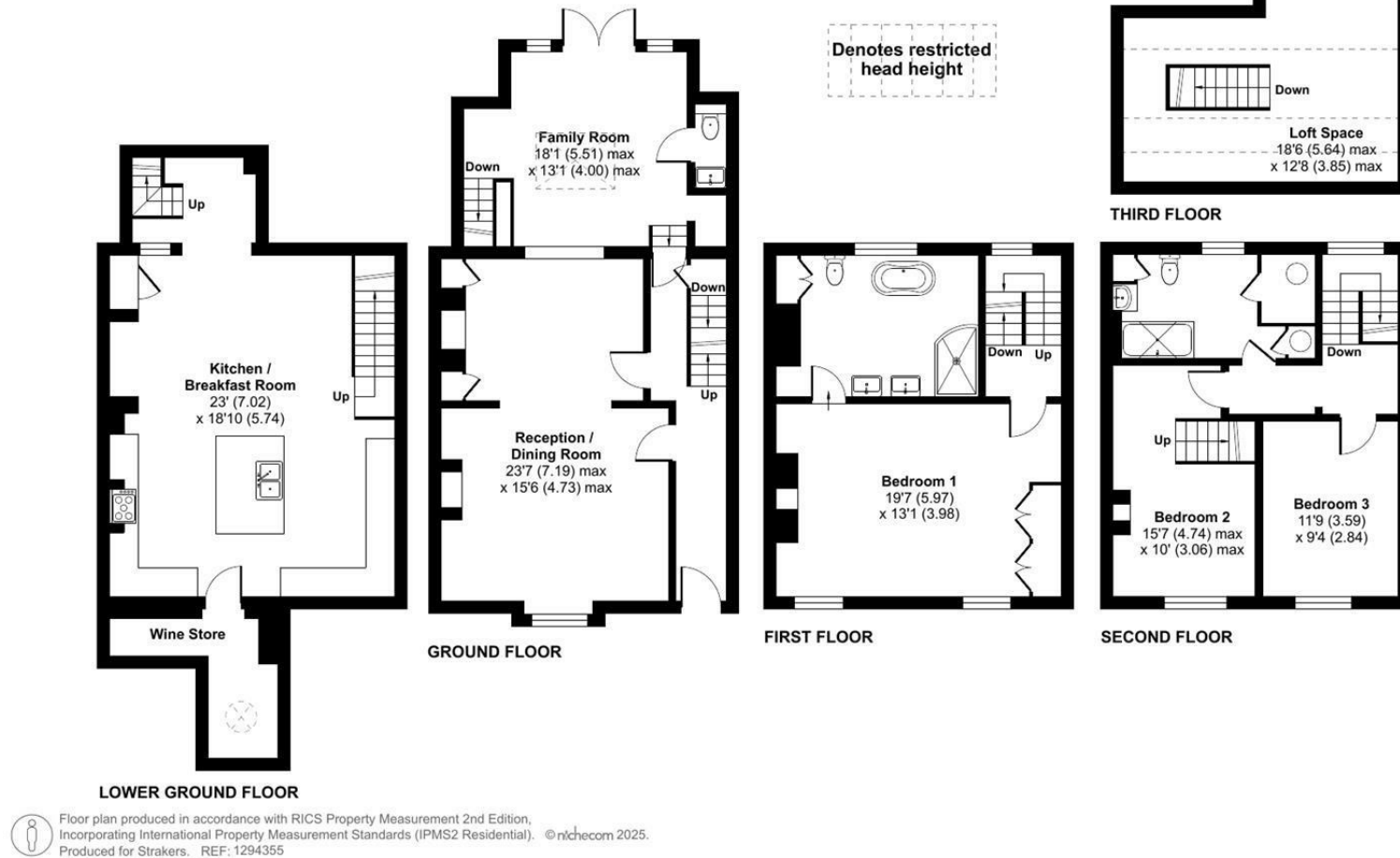
Bath Road, Devizes, SN10

Approximate Area = 2264 sq ft / 210.3 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Total = 2354 sq ft / 218.6 sq m

For identification only - Not to scale



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.