



📍 14 Festival Close, Devizes, Wiltshire, SN10 5AU

🏠 Guide Price £169,950

A delightfully presented 2-bedroom maisonette in a well-established residential area, benefitting from an allocated parking space and gas central heating.

- 2-bedroom maisonette
- Well-presented
- 1 allocated parking space
- Well-established residential area
- Ideal purchase for first time buyers and investors
- Reverse freehold so no service charge/ground rent
- Recently decorated
- External shed and binstore
- New front door with 10 year guarantee from installation date

🔑 Leasehold - Share of Freehold

🏠 EPC Rating C



Located at Festival Close, Devizes, this spacious two-bedroom first-floor maisonette offers well-balanced accommodation ideally suited to first-time buyers, investors, or those looking to downsize. The property is accessed via its own private entrance with stairs rising to the main living area. Inside, the layout is both practical and well-proportioned, featuring a bright and airy reception room, a modern fitted kitchen, two bedrooms, and a family bathroom.

The reception room offers ample space for both living and dining furniture, while the kitchen is neatly appointed with a good range of units and space for appliances. Both bedrooms are of a comfortable size, with the second bedroom also offering flexibility for use as a home office or nursery.

Externally, the maisonette benefits from one allocated parking space, an 'L-shaped' front garden and a private external shed & bin store ideal for storage. Situated in a quiet residential cul-de-sac within easy reach of Devizes town centre and its amenities, this is a low-maintenance and conveniently located home that ticks many boxes.

Situation

The property enjoys a convenient location set within walking distance of both the town and local schools. The historic market town of Devizes has much to offer with a wide range of facilities including a variety of shops, a leisure centre, schools for all ages, a cinema (currently under refurbishment), theatre, museum and thriving weekly market. The centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a thirty mile radius.

Property information

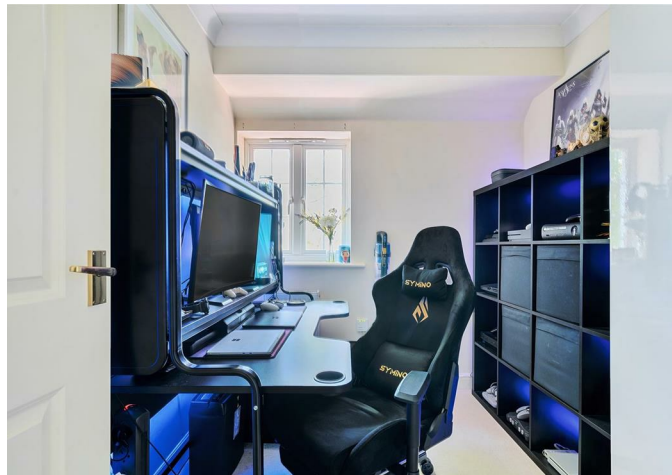
We are advised all mains services are connected.

Tenure: Leasehold (reverse freehold) - 125 years from 25.03.2004

Service charge: No service charges/ground rent payable. Buildings insurance is split between the 2 apartments.

EPC rating: C

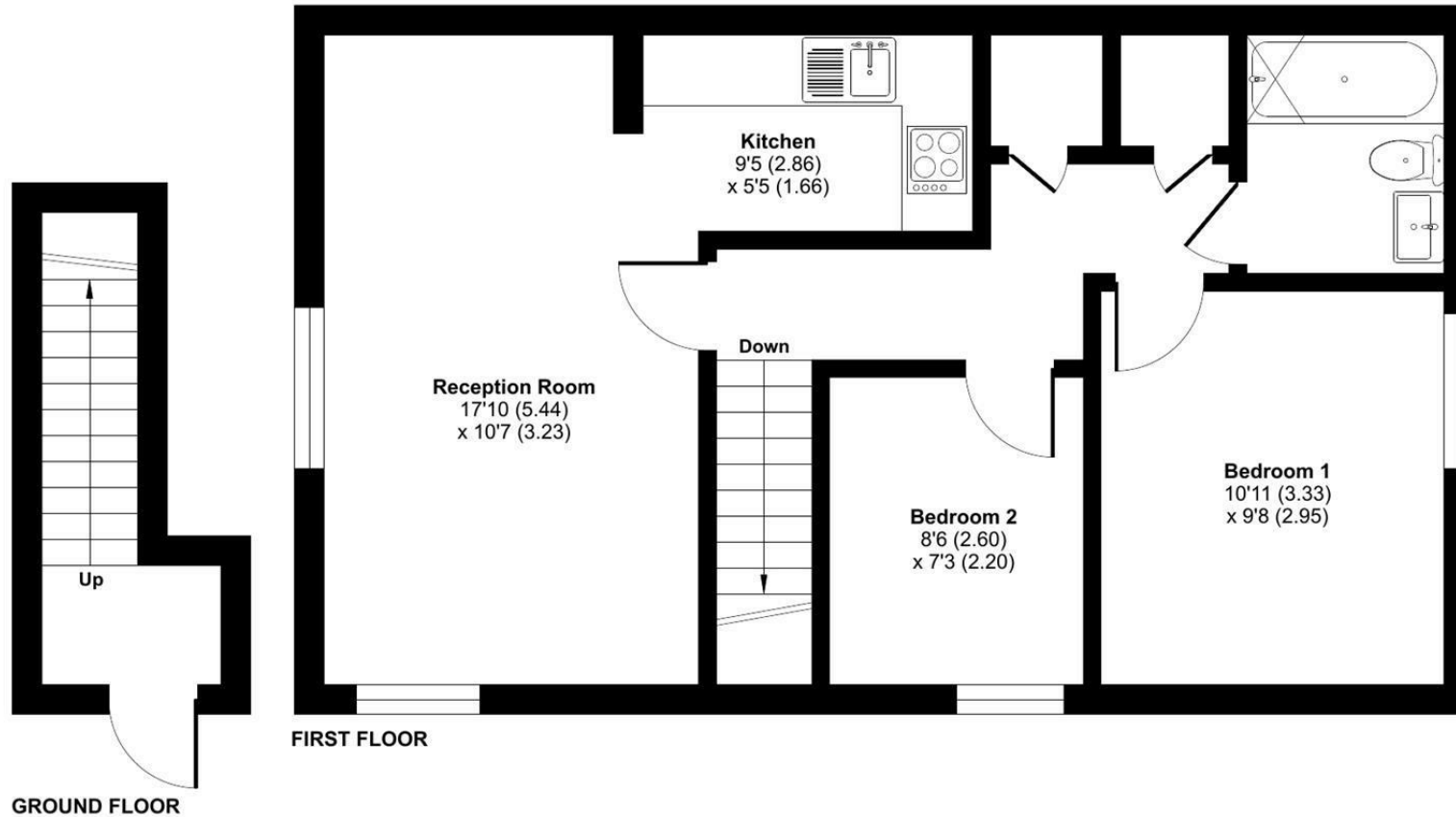
Council tax band: B



Festival Close, Devizes, SN10

Approximate Area = 604 sq ft / 56.1 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). © nichecom 2025. Produced for Strakers. REF: 1298673

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.