



📍 38 Forty Acres Road, Devizes, Wiltshire, SN10 3DF

🏠 Guide Price £260,000

A well-presented 3-bedroom semi-detached home, in a quiet and well-established area of Devizes. The property is of non standard construction.

- Well-presented throughout
- 3-bedroom semi-detached home
- Spacious accommodation throughout
- Ample driveway parking
- Generous garden with large shed
- Large open plan reception room
- Well-established residential area
- Walking distance into town centre

🏡 Freehold

🏠 EPC Rating C



Situated in a popular residential area on the edge of Devizes, this three-bedroom semi-detached home of non-standard construction offers excellent space both inside and out. The home was recently thoughtfully updated and improved by the previous owners.

The accommodation is well laid out and practical. On the ground floor, a spacious reception room runs the full length of the house, offering plenty of room for both living and dining areas, and enjoying views over the rear garden. The fitted kitchen sits to the front of the property and leads through to a useful utility room with access to the garden, while a cloakroom completes the ground floor.

Upstairs, the property provides three comfortable bedrooms. The main and second bedrooms are generous doubles, while the third makes an ideal single bedroom, nursery, or home office. A family bathroom serves all three rooms.

Externally, the rear garden is a real highlight, being of excellent proportions and offering a mix of lawn and patio space, perfect for outdoor entertaining or for children to enjoy. In addition, there is a large shed providing ample storage and a summerhouse which could serve as a hobby room or simply to relax in.

The property is conveniently located within easy reach of Devizes town centre, with its wide range of amenities, shops, and schools, while also offering good access to the surrounding countryside.

Property information

Agents note: We believe the property to be of Airey non standard construction which can reduce mortgage options. We would advise prospective purchasers to carry out their own due diligence.

Tenure: Freehold

EPC rating: C

Council tax band: A

Situation

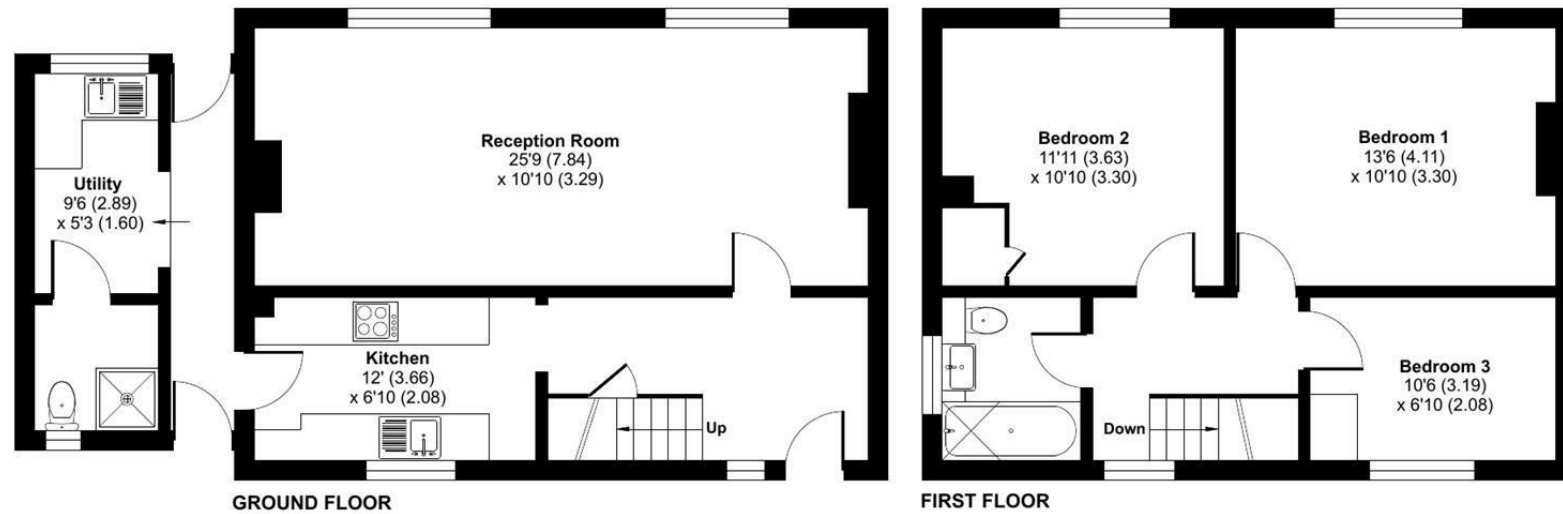
The popular and historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and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



Forty Acres Road, Devizes, SN10

Approximate Area = 1069 sq ft / 99.3 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: 1336219

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