





📍 37 Spitalcroft Road, Devizes, Wiltshire, SN10 3FJ

🏠 Guide Price £400,000

A flexible, spacious and well-presented 6-bedroom home in a well-established residential area of Devizes.

- 6-bedroom home
- Flexible accommodation throughout
- 2 en-suites and a family bathroom
- Conservatory to the rear
- Ample allocated parking and single garage
- Easily maintainable south facing rear garden with summerhouse
- Wonderfully sized principal bedroom
- Well-presented throughout
- Walking distance to town and the canal

🏡 Freehold

🏠 EPC Rating C





37 Spitalcroft Road is a substantial six-bedroom end of terrace home, occupying a generous footprint in a well-established residential area of Devizes. Offering versatile accommodation across three floors, this property is ideally suited to growing families or those requiring additional space for working from home. Driveway parking, a garage, and a low-maintenance south-facing garden further enhance the appeal.

The ground floor features a welcoming reception room which flows into a conservatory, creating a bright and flexible living space. The kitchen/dining room provides plenty of room for everyday family life, complemented by a practical cloakroom.

On the first floor there are four bedrooms, including the principal bedroom with en-suite shower room, alongside a well-appointed family bathroom. The top floor offers two further bedrooms and an additional en-suite shower room, making it a particularly useful layout for larger households.

The south-facing rear garden has been thoughtfully designed for ease of maintenance, incorporating a patio area, Astro turf, and a summerhouse which could serve as a hobby room or home office. To the front, there is allocated parking and to rear, a single garage with parking in front.

Spitalcroft Road is a popular and established residential setting, offering convenient access to local schools, amenities, and the historic town centre, whilst also being within easy reach of attractive countryside and canal walks.

### **Situation**

Spitalcroft Road is situated in a popular location close to the famous Kennet & Avon Canal on the northern side of town within a short level walking distance of the bustling town centre with its wide variety of shops, boutiques, café's, restaurants and other facilities and services. This historic market town has many other amenities including a leisure centre, schools for all ages, various supermarkets, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal provides good fishing and walking whilst 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.

Tenure: Freehold

EPC rating: C

Council tax band: E



# Spitalcroft Road, Devizes, SN10

Approximate Area = 1607 sq ft / 149.2 sq m

Limited Use Area(s) = 132 sq ft / 12.2 sq m

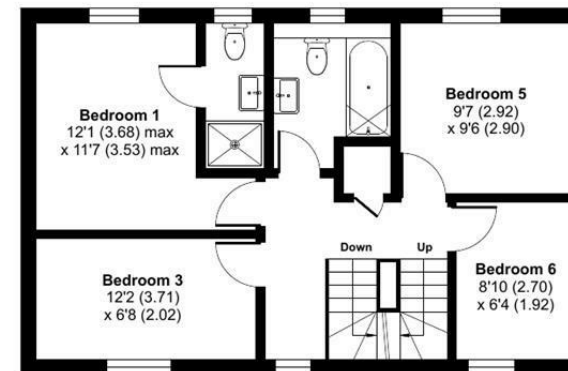
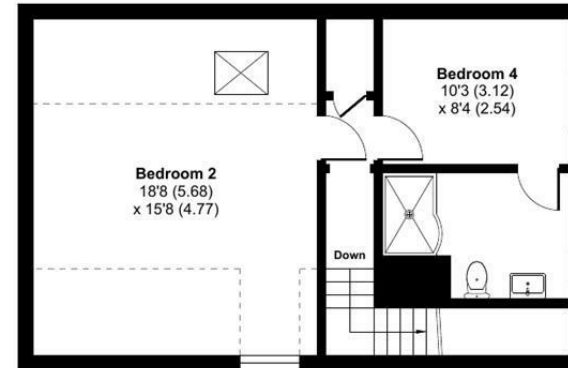
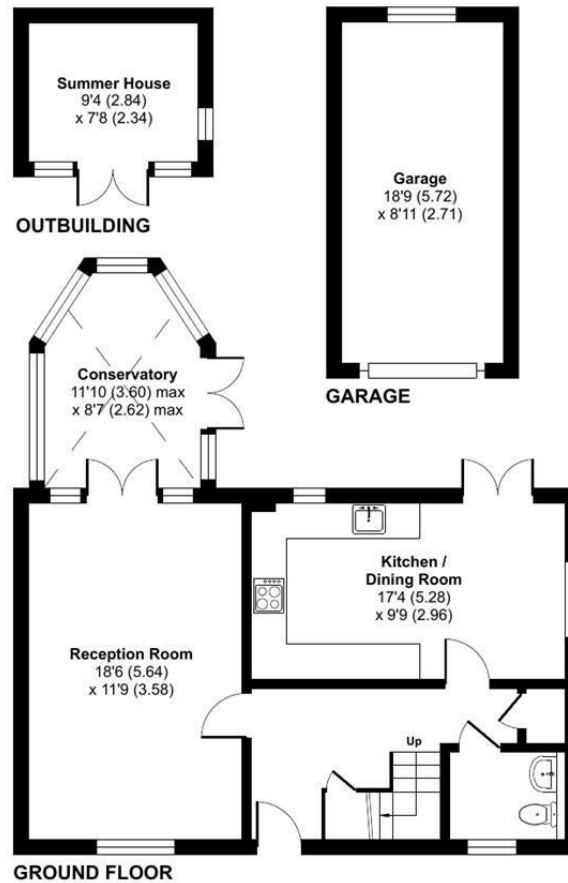
Garage = 167 sq ft / 15.5 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1978 sq ft / 183.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1343082

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