





📍 10 Cooke Court Thomas Wyatt Road, Devizes,  
Wiltshire, SN10 5FG

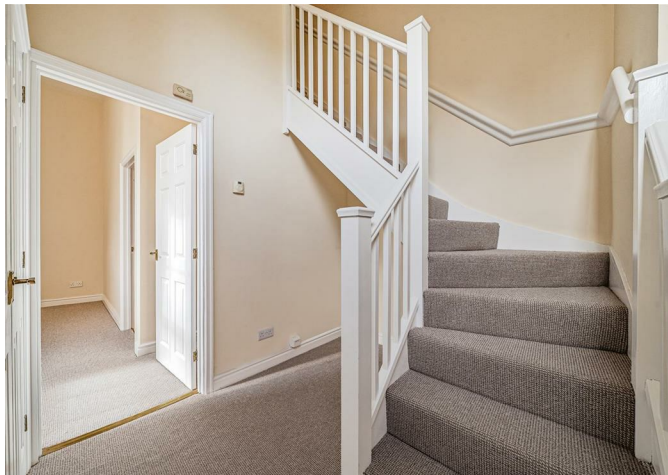
🏠 Guide Price £185,000

A charming and characterful Grade II Listed former hospital conversion. This 2-bedroom terraced home has undergone extensive redecoration and is offered with no onward chain

- 2 Bedrooms
- Grade II Listed terraced home
- No onward chain
- Ideal first purchase, downsize or investment
- Modern Fitted Kitchen
- Character features throughout
- Drews Pond Woods on your doorstep
- Delightful outlooks to communal grounds
- Allocated parking space

🔑 Leasehold

🏠 EPC Rating E





A charming two-bedroom Grade II Listed terraced home, forming part of this desirable development on the edge of Devizes. The property has been recently redecorated throughout and is offered to the market in excellent condition, with the added benefit of an allocated parking space. Drews Pond Woods is quite literally on the doorstep, providing a wonderful natural setting for walking and relaxation.

The accommodation is arranged over two floors. On the ground floor there is an entrance hallway, a well-proportioned reception room with high ceilings and wooden sash windows, and a fitted kitchen.

The first floor provides two bedrooms together with a family bathroom, creating an ideal home for first-time buyers, downsizers, or investors.

Externally, the property enjoys allocated parking and access to communal grounds, with the added attraction of Drews Pond Woods close by.

Cooke Court occupies a sought-after position off Thomas Wyatt Road, within easy reach of Devizes town centre and its range of amenities, whilst also being conveniently placed for access to the surrounding countryside.

### **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 all mains services are connected.

Tenure: Leasehold. Length of Lease: 999 years from 1999. Annual service charges are £1,088.72

Annual ground rent (including house insurance) £129.68

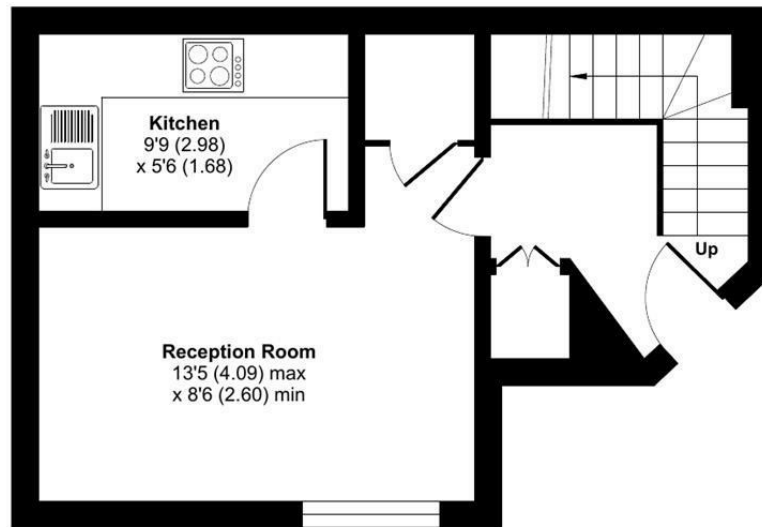
Council Tax Band: C



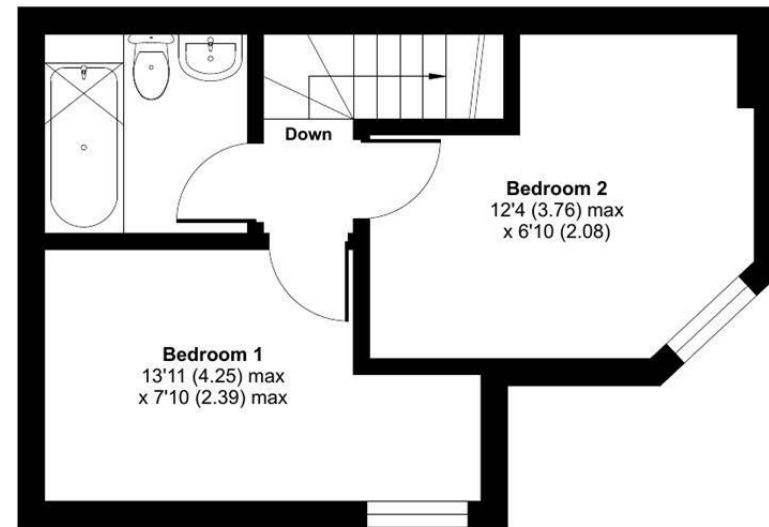
## Thomas Wyatt Road, Devizes, SN10

Approximate Area = 556 sq ft / 51.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1341225

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