





📍 106 Longcroft Road, Devizes, Wiltshire, SN10 3AX

🏠 Guide Price £395,000

For the first time on the market in 40+ years, this truly immaculate 3/4 bedroom semi-detached home offers versatile accommodation with a truly delightful and private rear garden.

🏡 Freehold

🏠 EPC Rating C





A well-presented and versatile 3/4 bedroom semi-detached home, offering generous living space and a fantastic garden with a summerhouse, large workshop, and patio area.

The ground floor features a welcoming entrance hall leading to a bright and spacious reception room with a bay window. A separate dining room provides the perfect setting for family meals, while the well-equipped kitchen/breakfast room offers ample workspace and storage. The property also benefits from a useful utility room and a downstairs W/C. A flexible fourth bedroom on the ground floor could serve as a home office, playroom, or additional reception space.

Upstairs, three well-proportioned bedrooms are served by a modern family bathroom. The main bedroom, benefitting from built in wardrobes, is a comfortable double, while the second, (also benefitting from built in storage) and third bedrooms provide excellent accommodation for a growing family or guests.

Outside, the generous rear garden is a standout feature, offering a mix of lawn, patio, and established planting. The summerhouse provides an ideal retreat for relaxation or hobbies, while the substantial workshop is perfect for those in need of additional storage or a dedicated workspace.

Situated in a convenient location with easy access to local amenities, schools, and transport links, this home is ideal for families, professionals, or those seeking a property with excellent outdoor space.

#### **Situation**

The home is a stone's throw from the Historic town of Devizes which 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: Freehold

Council tax band: C

EPC Rating: C



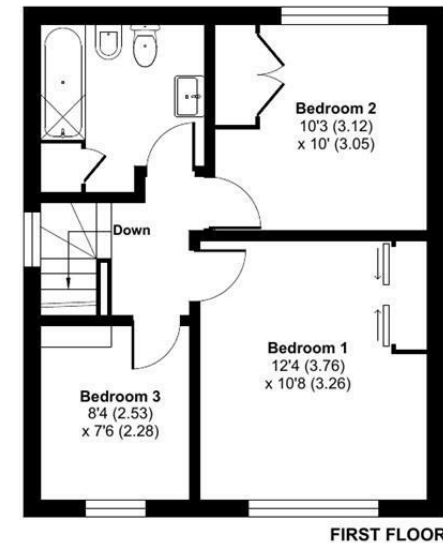
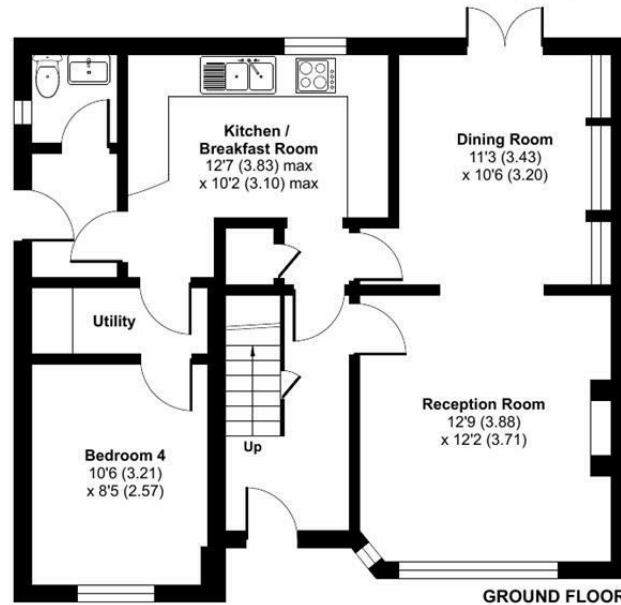
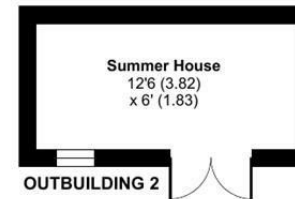
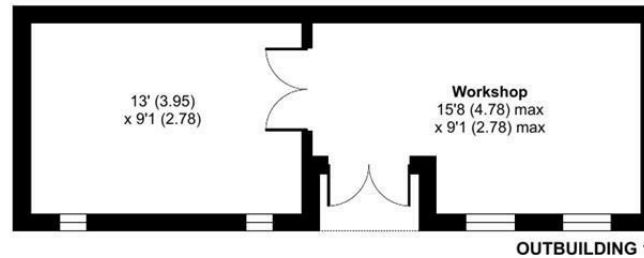
## Longcroft Road, Devizes, SN1

Approximate Area = 1087 sq ft / 100.9 sq m

Outbuildings = 323 sq ft / 30 sq m

Total = 1410 sq ft / 130.9 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). © nitchecom 2025. Produced for Strakers. REF: 1270936

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