



📍 12 Wadworth Road, Devizes, Wiltshire, SN10 3FR

🏠 Guide Price £80,000

A 2-bedroom shared ownership ground floor flat, presented in good order throughout, situated in a well-established residential area.

- Well-presented throughout
- 2-bedrooms
- Ground floor flat
- Shared ownership scheme
- An allocated parking space
- Communal garden area
- Well-established residential area
- Large reception room

🔑 Leasehold

🏠 EPC Rating C



A well-presented two-bedroom ground floor flat situated in a convenient and popular residential area of Devizes. The property benefits from an allocated parking space in a communal car park and access to a shared garden area.

The accommodation comprises an entrance hallway leading to a bright and spacious 18'8 x 11'7 reception/dining room, a modern kitchen fitted with a range of wall and base units, and two comfortable bedrooms. There is also a well-appointed bathroom completing the layout.

This property is offered on a 50% shared ownership basis, with rent payable on the remaining share — providing an ideal opportunity for first-time buyers to get on the property ladder.

Conveniently located within easy reach of local amenities, schools, and Devizes town centre, this smartly presented home offers affordable, low-maintenance living in a great position.

Situation

The 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, a cinema (currently under refurbishment), a theatre and an excellent thriving weekly market. The delightful 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.

Property information

We are advised all mains services are connected.

Agents note: The amount stated is for a 50% share, there is rent payable on the remaining 50% share.

Tenure: Leasehold.

Lease details: Recently extended in 2025 to give 171 year lease remaining.

Service charge/ground rent: £103.68 pcm service charge and peppercorn ground rent.

EPC rating: C

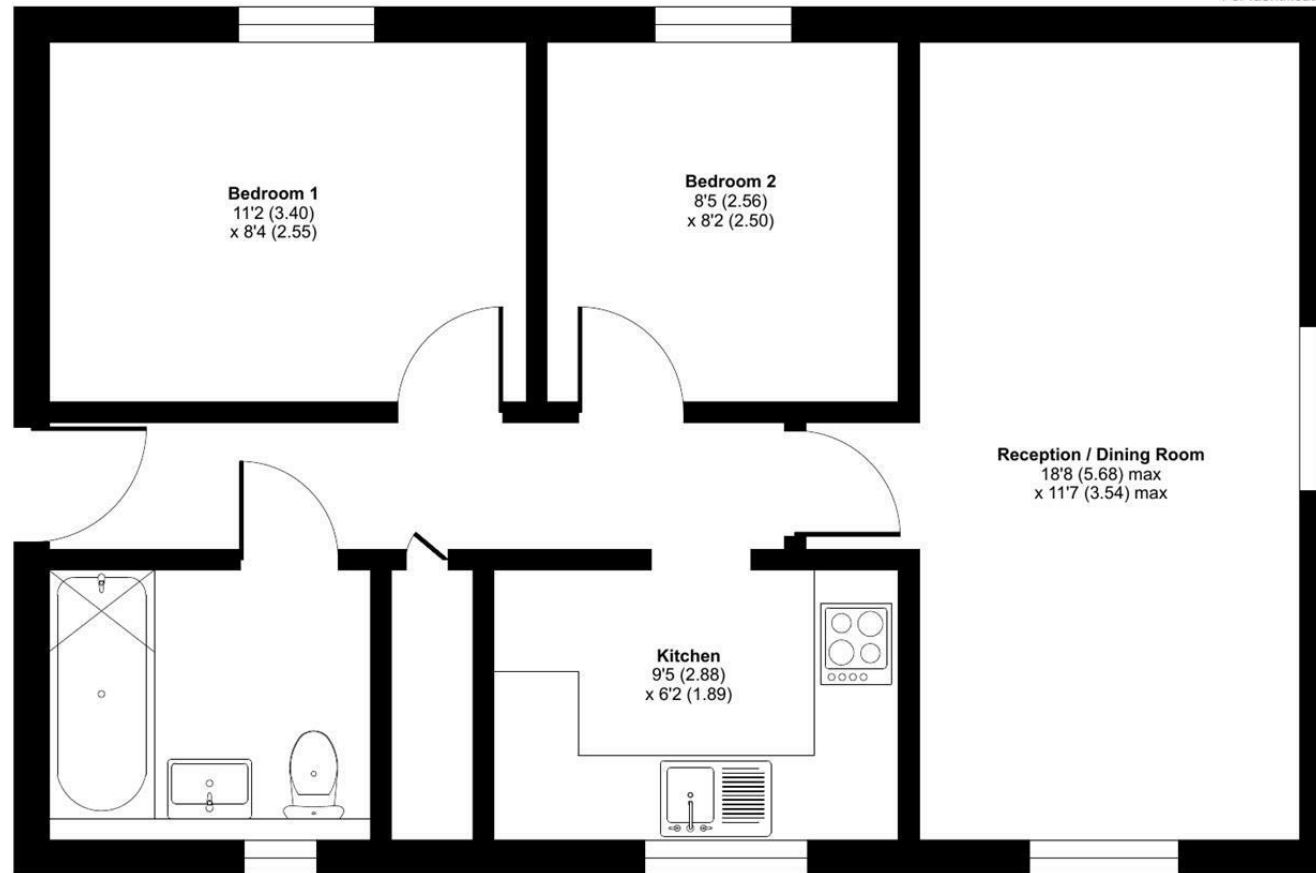
Council tax band: A



Wadworth Road, Devizes, SN10

Approximate Area = 545 sq ft / 50.6 sq m

For identification only - Not to scale



GROUND 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: 1368928

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