



📍 61 Combe Walk, Devizes, SN10 2HE

🏠 Guide Price £160,000

A well-presented second floor apartment in a well-established residential area of Devizes. Boasting a car port and quiet location this makes for an ideal first purchase, downsize or investment.

- 2-double bedrooms
- Top floor apartment
- Large living/dining room
- Family bathroom and en-suite
- Car port
- Allocated parking space
- Access to shared garden space
- Well-presented throughout

🏠 Leasehold

🏠 EPC Rating C



A well-presented and spacious two double bedroom top floor apartment, ideally situated in a popular residential area within easy reach of Devizes town centre and its excellent range of local amenities.

The accommodation is light and airy throughout and comprises a welcoming entrance hall with useful storage cupboards, a generously sized reception room with ample space for both living and dining furniture, and a pleasant dual aspect. The modern kitchen is fitted with a range of wall and base units, an integrated oven and hob, and space for additional appliances, offering plenty of worktop and storage space.

There are two good-sized double bedrooms, both well-proportioned and ideal for those needing extra space for guests or home working. The accommodation further boasts a family bathroom and en-suite shower room in bedroom one.

Externally, the property benefits from a car port providing covered parking, along with an additional allocated parking space. The apartment enjoys an elevated position, providing a sense of privacy and pleasant views across the surrounding area.

An excellent opportunity for first-time buyers, downsizers, or investors seeking a well-maintained home offering generous living space, modern comfort, and convenient access to the town centre and nearby transport links.

Situation

The apartment is set in a well-established residential area, close to amenities. 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, 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.

Property information

Tenure: Leasehold

Lease details: 137 years remaining. Ground rent is £162.66 per year. Half Yearly Service Charge 1 Jul 25 - 31 Dec 25 - £956.31.

We are advised all mains services are connected.

Council tax band: B

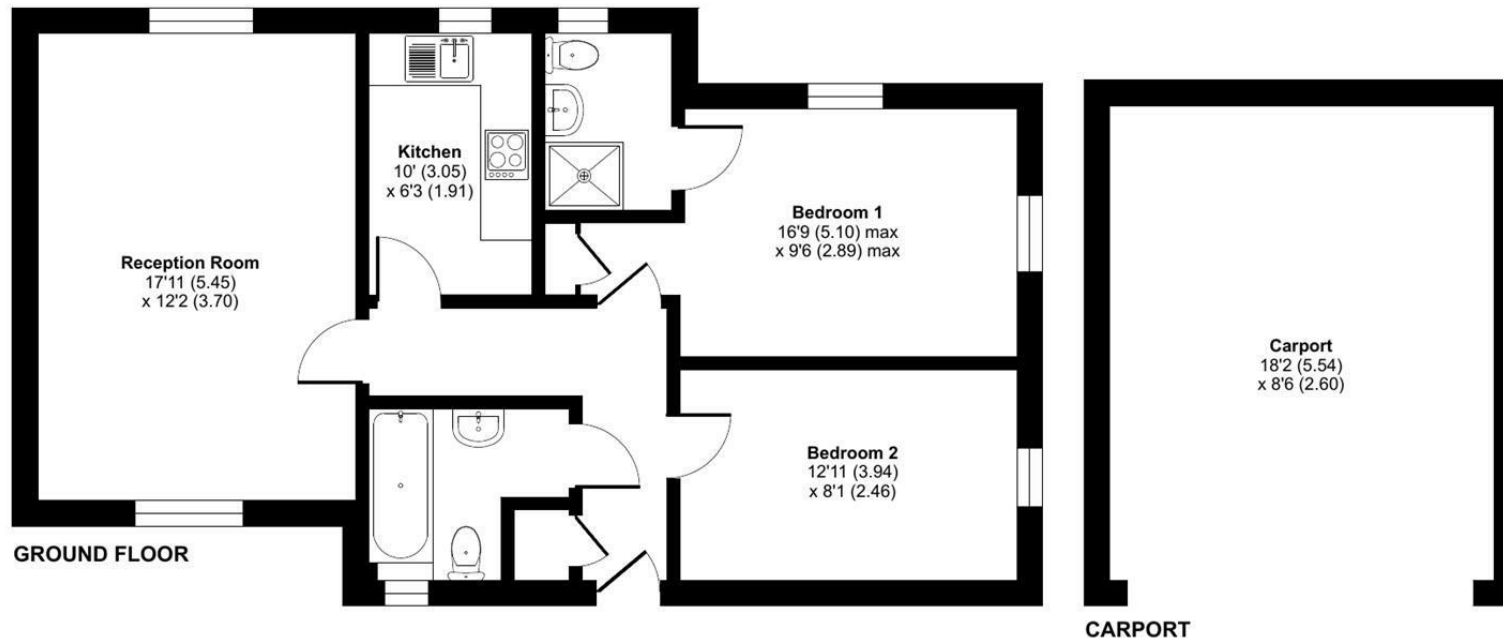
EPC rating: C



Combe Walk, Devizes, SN10

Approximate Area = 708 sq ft / 65.7 sq m (excludes carport)

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: 1370738

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.