



📍 7 Bellevue Road, Devizes, SN10 2AJ

🏠 Guide Price £112,500

A 2 bedroom second floor apartment, offering scope for improvement with no onward chain.

- 2-bedrooms
- No onward chain
- Second floor apartment
- Scope for improvement
- Communal outside space
- Close to town centre

🔑 Leasehold

🏠 EPC Rating C



This two-bedroom second-floor apartment is located at the entrance to the well-established residential area of Bellevue Road, Devizes, and is offered for sale with no onward chain. The property would now benefit from refurbishment, presenting an excellent opportunity for first-time buyers, investors, or those seeking a project.

The accommodation is arranged off an entrance hallway and includes a spacious living room, separate kitchen, two double bedrooms, and a bathroom.

Externally, the apartment forms part of a purpose-built development with communal grounds, and on-street parking is available nearby.

Bellevue Road is well positioned for access to local shops and amenities, with Devizes town centre and the canal only a short distance away. Offering scope to update and improve, this apartment provides plenty of potential to create a comfortable and conveniently located home.

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.

Agents note: Measurements and layout in the floorplan are approximate and for illustrative purposes only.

Tenure: Leasehold with a new lease of 125 years. Peppercorn ground rent. Estimated service charge of £599.13 p.a including buildings insurance but excluding the sinking fund.

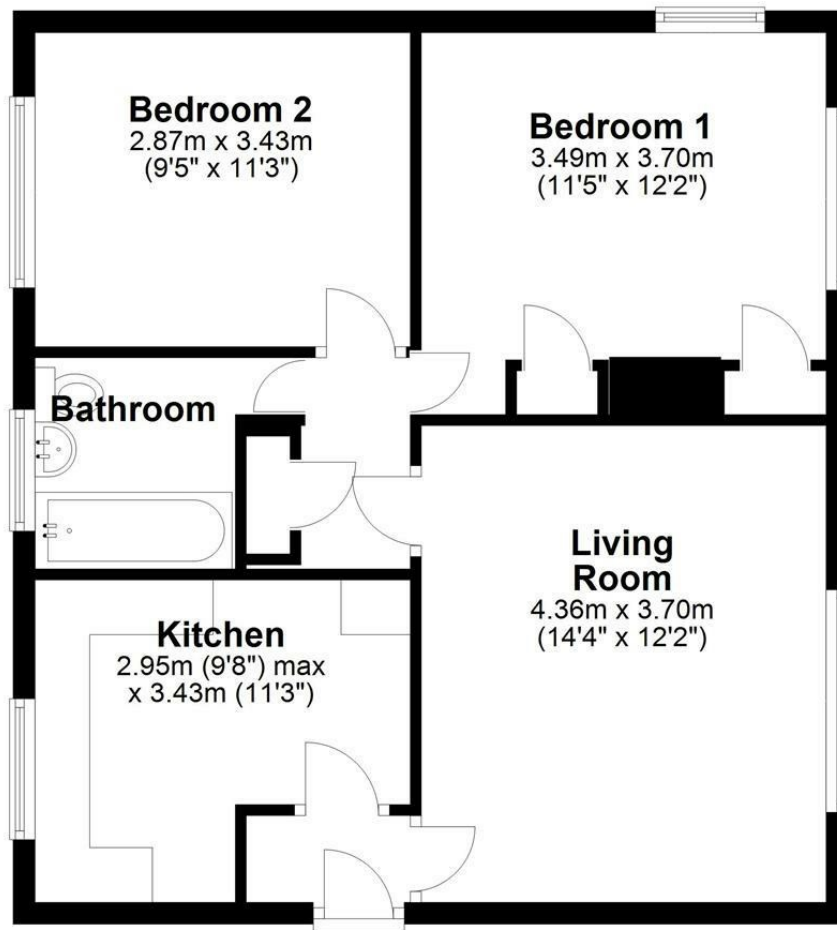
Council tax band: A

EPC rating: C



Ground Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 sq. feet)

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.