



📍 15 Cunnington Close, Devizes, Wiltshire, SN10 3SQ

🔗 Offers In Excess Of £300,000

A well positioned and good sized detached bungalow with a private garden and single garage.

- Well Proportioned Interior
- Two Bedrooms
- Modern Kitchen
- Conservatory With Log Burning Stove
- Spacious Sitting Room
- Private Walled Garden
- Garage With Light & Power
- Off Road Parking For 2 Cars
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



Set in a small and very popular cul de sac close to town, this well proportioned detached bungalow is offered with no onward chain.

The good sized layout comprises a 17ft sitting room that opens into a delightful conservatory with an inviting log burning stove. There is a modern fitted kitchen with some integrated 'Neff' appliances, a cloakroom and contemporary bathroom with a white suite including a shower over the bath, plus two good sized bedrooms. The main bedroom features a bay window as well as ample storage with a range of fitted wardrobes to one wall. A further benefit include UPVC double glazing.

Outside, there is off road parking for two cars as well as the single garage with light and power. To the front are some mature shrubs and steps up to the front door. There is gated access to both sides with the rear one giving access to the top of the cul de sac with slabbed area for two bins, leading to the rear of the property. The partially walled rear garden has been designed to enjoy all year around and has an excellent amount of privacy. It has been designed for ease of maintenance with a tiered patio sun terrace, shrubs and plants, an outside tap, and rose bushes.

#### **Situation**

Cunnington Close is a quiet and established close set in the historic market town of Devizes. This very popular Wiltshire town 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**

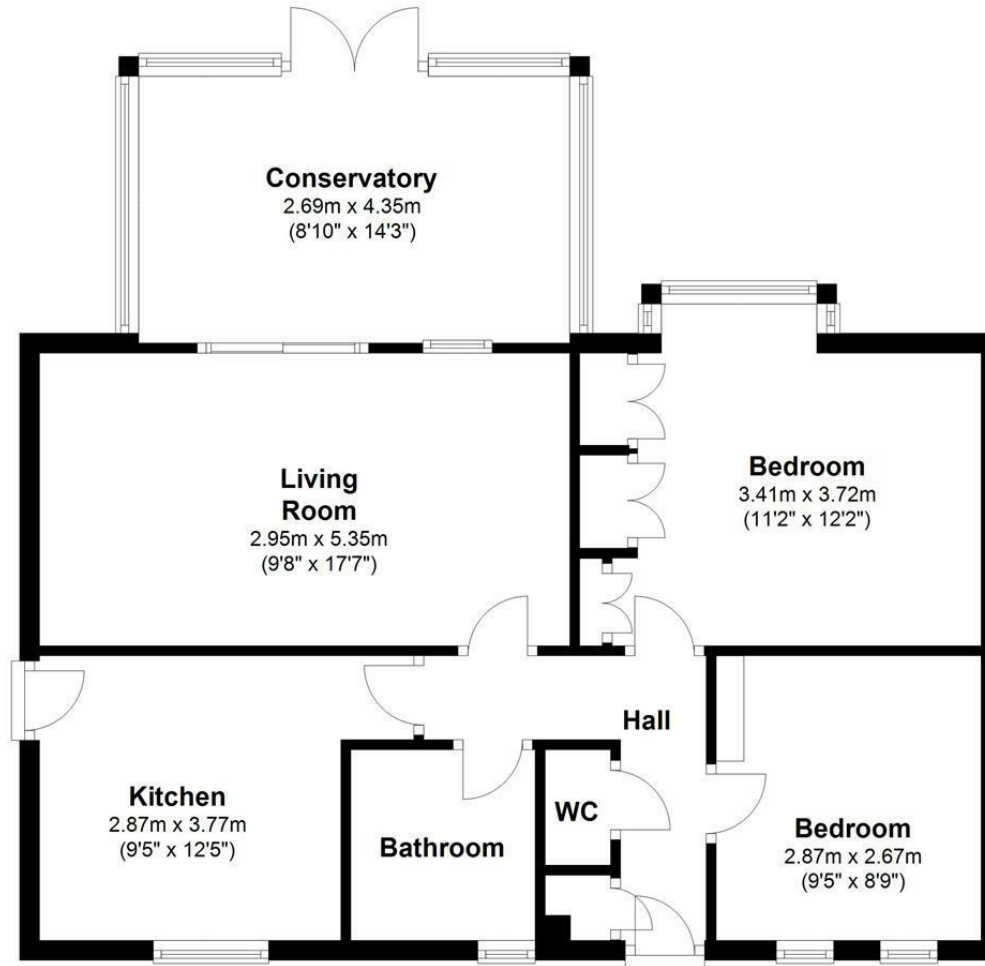
Council Tax: Band C

Services: Mains water, drainage and electricity are all connected. There is a log burning stove in the conservatory, but no heating is installed at present. New buyers could install digital electric heaters.



## Ground Floor

Approx. 69.1 sq. metres (743.9 sq. feet)



Total area: approx. 69.1 sq. metres (743.9 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.