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📍 Plot 27 Budd Close, Zephyr Place, Devizes, Wiltshire, SN10 2UP

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⑨ Plot 27 Budd Close, Zephyr Place, Devizes, Wiltshire, SN10 2UP

⌚ £315,000

A thoughtfully designed collection of 2, 3 and 4 bedroom homes in the heart of Devizes, a charming medieval town in Wiltshire.

- 2x Double Bedrooms
- Semi Detached Home
- Open Plan Kitchen Dining Room
- Spacious Living Room
- Ensuite Shower Room to Bedroom 1 and Family Bathroom
- South-West Facing Garden
- 10 Year Warranty
- 2x Private Parking Spaces
- EV Car Charging Point
- Opportunity to Indulge in Extras

❖ Freehold

⑩ EPC Rating B



PLEASE CALL STRAKERS DEVIZES TO REGISTER YOUR INTEREST AND BOOK AN APPOINTMENT TO VIEW THE SHOW HOME and enquire about other stunning homes available in this sought-after new development.

The ground floor boasts a spacious open-plan kitchen and dining area, offering a superb selection of Omega kitchen options (subject to build stage). High-quality finishes include a built-in single oven with a four-ring ceramic hob, integrated fridge freezer, soft-close doors and drawers, and laminated worktops (upgrades available). The generous living room provides ample space for relaxation and benefits from double doors opening onto the rear garden. A convenient W/C and two separate storage cupboards complete the ground floor.

Upstairs, the principal bedroom features an ensuite shower room and the second bedroom is a double bedroom which is served by a stylish family bathroom.

Outside, the property enjoys a fully enclosed, south-west facing rear garden that is graded and rotavated, complete with an outdoor tap. An electric car charging point is also included.

#### Situation

The historic market town of Devizes with its stunning Georgian architecture features more than 500 listed buildings, from Devizes Castle steeped in history to Wadworth's legendary 1875 brewery. The popular weekly market dates back to 1141 and is fringed with an abundance of popular cafes and independent shops. Residents also have easy access to Stonehenge and Bath, while it's just 25 minutes to Chippenham for fast trains to London. Zephyr Place itself has been thoughtfully designed to support both people and wildlife, with green space and a strong emphasis on enhancing the area's biodiversity. From here, you have the freedom to explore miles of countryside and ancient pathways, including the spectacular Caen Hill Locks – the most impressive flight on the UK's waterways and a designated scheduled Ancient Monument.

#### Property Information

Council Tax: TBC as new build

Predicted 'B' EPC Rating

Services: Mains water, drainage and electricity. Air source heat pump.

#### Agents Notes

Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. Computer Generated Images of the property are indicative and for illustration purposes only. Internal images shown are taken from other Redcliffe Homes and are an example of the specifications available but not this layout. Please note that the specification was correct at the time of going to print but Redcliffe Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address.



# AXMINSTER

PLOTS 21, 27, 28 & 29



## GROUND FLOOR

Kitchen/Dining Area	2970mm x 4297mm	9' 9" x 14' 1"
Living Room	4947mm x 3535mm	16' 3" x 11' 7"

An open-plan kitchen and dining area that's perfect for everyday living or gatherings. There's also a spacious separate living room where you can unwind. The main bedroom comes with its own en-suite for added comfort, while a second bedroom and a family bathroom make it ideal for family or guests.



## FIRST FLOOR

Bedroom 1	2808mm x 4083mm	9' 3" x 13' 5"
Bedroom 2	2808mm x 3739mm	9' 3" x 12' 3"

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.

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