



📍 9 Willow Drive, Devizes, Wiltshire, SN10 2SN

💷 £275,000

A delightfully presented 3-bedroom semi-detached home in a popular, quiet residential area.

- 3-bedrooms
- Semi-detached home
- Quiet residential area
- Close to Kennet and Avon canal
- Immaculately presented throughout
- Larger than single garage
- Enclosed low maintenance rear garden
- Driveway parking

🏠 Freehold

📊 EPC Rating D



A well-presented three-bedroom semi-detached home situated in a quiet residential area on the edge of town.

The property offers practical and well-laid-out accommodation comprising an entrance hall, downstairs W/C, a bright reception room, and a kitchen/dining room with French doors opening onto the rear garden.

Upstairs are two double bedrooms and a comfortable single, with bedroom one benefiting from built-in wardrobes. A modern family bathroom completes the layout.

Outside, there is driveway parking, a larger than average single garage, and a low-maintenance enclosed rear garden enjoying an east-facing aspect. An ideal home for first-time buyers, young families, or downsizers alike.

#### **Situation**

The property is located on the edge of Devizes close to the Marina, a stone's throw from the canal and within easy access of the local villages of Bishops Cannings, Coate and Stert. 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**

We are advised all mains services are connected.

Council tax band: C

EPC rating: D

Tenure: Freehold



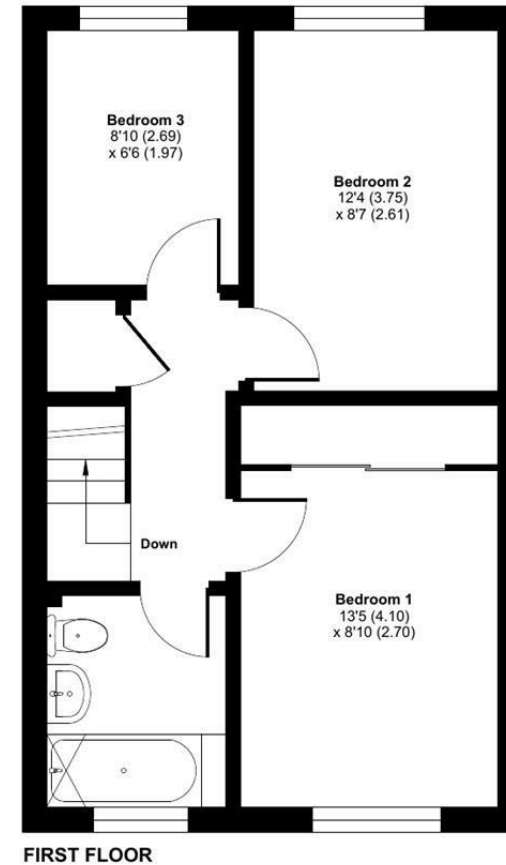
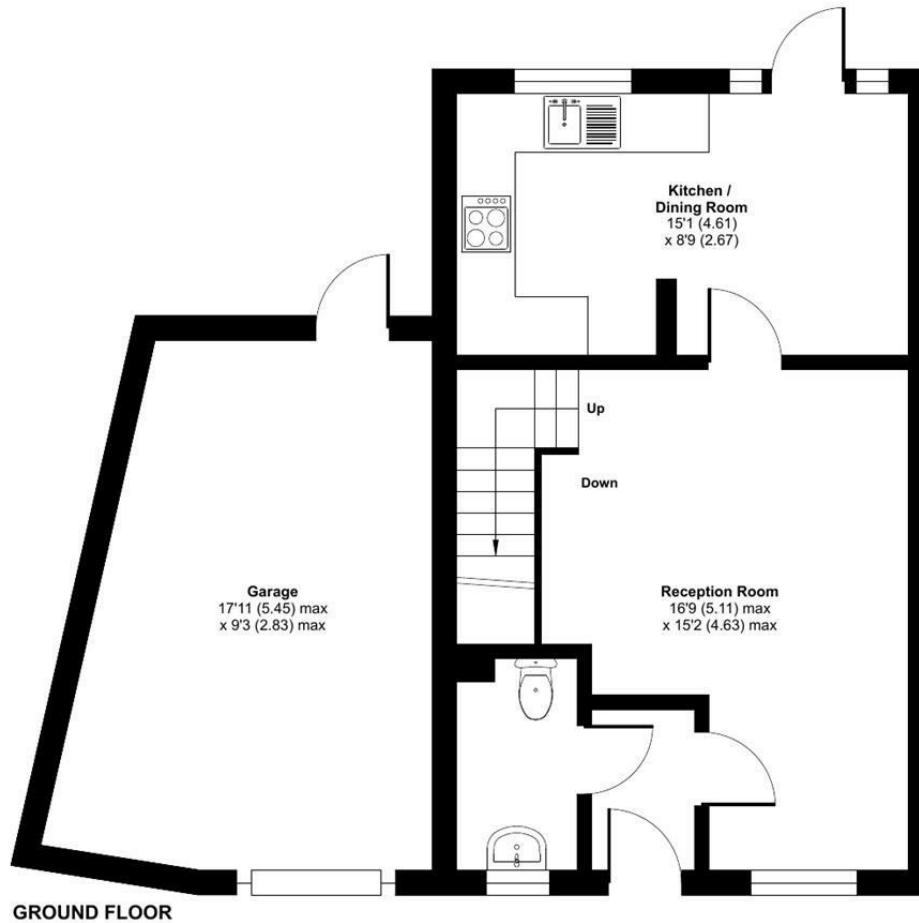
## Willow Drive, Devizes, SN10

Approximate Area = 786 sq ft / 73 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1248947

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