



⑨ 24 Combe Walk, Devizes, Wiltshire, SN10 2HE

⌚ Guide Price £97,500

A smartly presented 1-bedroom ground floor apartment with an allocated parking space. Sold under the discounted Homes4Wiltshire scheme making this an ideal purchase for first time buyers.

- Well-presented throughout
- 1-double bedroom
- Ground floor apartment
- Homes4Wiltshire discounted scheme
- Ideal purchase for first time buyers
- 1 allocated parking space
- Intercom entry system

❖ Leasehold

㉚ EPC Rating C



A well-proportioned one-bedroom ground floor apartment, offered for sale under the Homes4Wiltshire Discount Market Scheme, providing an excellent opportunity for eligible buyers to secure an affordable home in a popular residential area of Devizes. The property also benefits from one allocated parking space.

The accommodation is smartly arranged and ideal for first-time buyers or those looking to downsize. A welcoming entrance hall leads into a light and spacious sitting/dining room, with a large bay-style window offering plenty of natural light. The separate kitchen is practical and well-equipped, with space for all the essentials.

The double bedroom is a good size and sits just off the entrance hallway, while the bathroom is fitted with a white suite including a full-length bath with shower over.

Situated in a well-regarded development close to local amenities, this low-maintenance apartment combines convenience, value, and comfort.

Early viewing is recommended to avoid disappointment.

Situation

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.

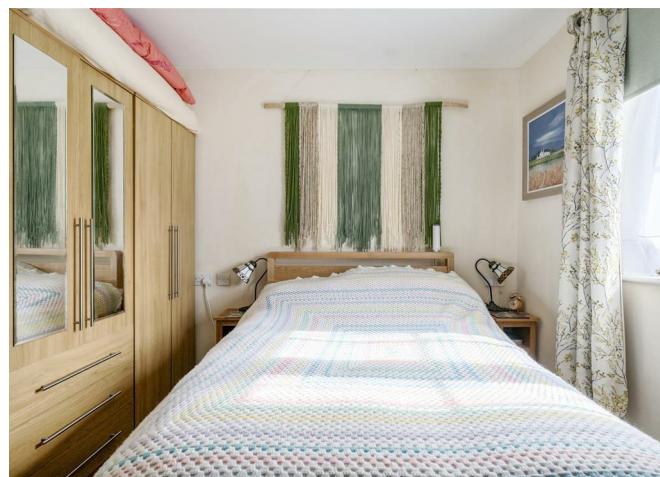
Property information

We are advised that all mains services are connected.
Tenure: Leasehold - term is 120 years from June 2007.
Ground rent: £200 pa

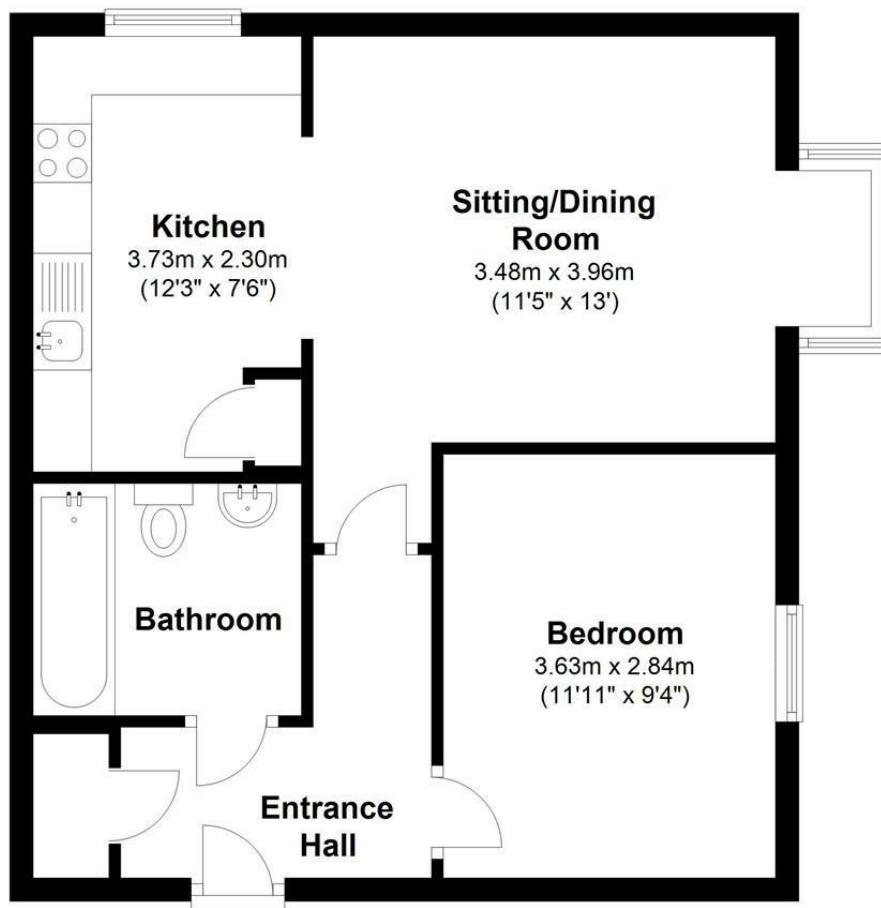
Service charge: £18.48 for February 2026. £18.39 for the months thereafter until December 2026.

Council tax band: A

EPC rating: C



Ground Floor Flat



Floorplan may not be exactly to scale but is for illustrative purposes only
Plan produced using PlanUp.

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 firms 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.