

# CAULFIELDS

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## RESIDENTIAL SALES



16 Combe Walk, Devizes, SN10 2HE

Guide Price £315,000



An impressive modern townhouse offering in excess of 1400 square feet of accommodation over three storeys, with ample driveway parking, an integral garage (partially converted), and a low-maintenance rear garden. Ideally situated within a pleasant residential area, walking distance from the picturesque Market Place of Devizes, the Kennet & Avon Canal, and the nearby Roundway Hill countryside.

The accommodation on the ground floor comprises an open porch with a storage cupboard, an entrance hallway with stairs rising to the first floor, a converted garage room originally used as a small gym, leaving a partial garage to the front ideal for a motor bike or general storage, a cloakroom, and a spacious kitchen / diner with a door leading out to the rear garden. On the first floor there is a large L-shaped living room, a re-fitted shower room, and bedrooms 3 & 4. The top floor comprises a generous main bedroom with a re-fitted en-suite shower room, a re-fitted bathroom, and a great size second double bedroom. The loft space is also partially boarded, providing a useful storage space.

- Freehold End-of-Terrace Townhouse
- Walk to Town, Canal, & Countryside
- Large L-Shaped Living Room & Kitchen/Diner
- UPVC Double Glazed Windows
- Ample Driveway Parking
- Modern Residential Area with Play Park
- Four Bedrooms, En-Suite, Shower Room, & Bathroom
- Downstairs Toilet, Converted Room, & Partial Garage
- Gas Fired Central Heating System
- Enclosed Rear Garden



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