



33 Poulshot Road, Devizes, SN10 1RL

Guide price £250,000

Welcome to Poulshot Road,

NO ONWARD CHAIN....A lovely presented and very charming two bedroom mid-terrace cottage perfectly positioned in this highly sought after village.

Accommodation comprises;

The ground floor features a porch entrance with a stable door and window opening into the spacious living room offering wood floors and an open staircase to the first floor. The kitchen/breakfast room provides a stylish kitchen with wood worktops and a breakfast bar opening into the utility room with a door to the rear courtyard. Moving upstairs you will find two double bedrooms and a family bathroom. The loft/storage has two Velux windows offering light. Outside the property features, off-road parking in the resident's car park and the sunny front garden with picket front gated fence mainly laid to patio and a rear courtyard ideal for bikes and bins.

Poulshot

Poulshot offers a quintessential Wiltshire village lifestyle with a lovely central green, a popular pub and a warm community spirit.

The Medieval market town of Devizes is nearby enjoying excellent amenities including Boutique shopping in the Georgian Market Square, a well-equipped leisure centre with a pool, excellent schools for all ages, supermarkets, restaurants, bars and Wharf theatre.

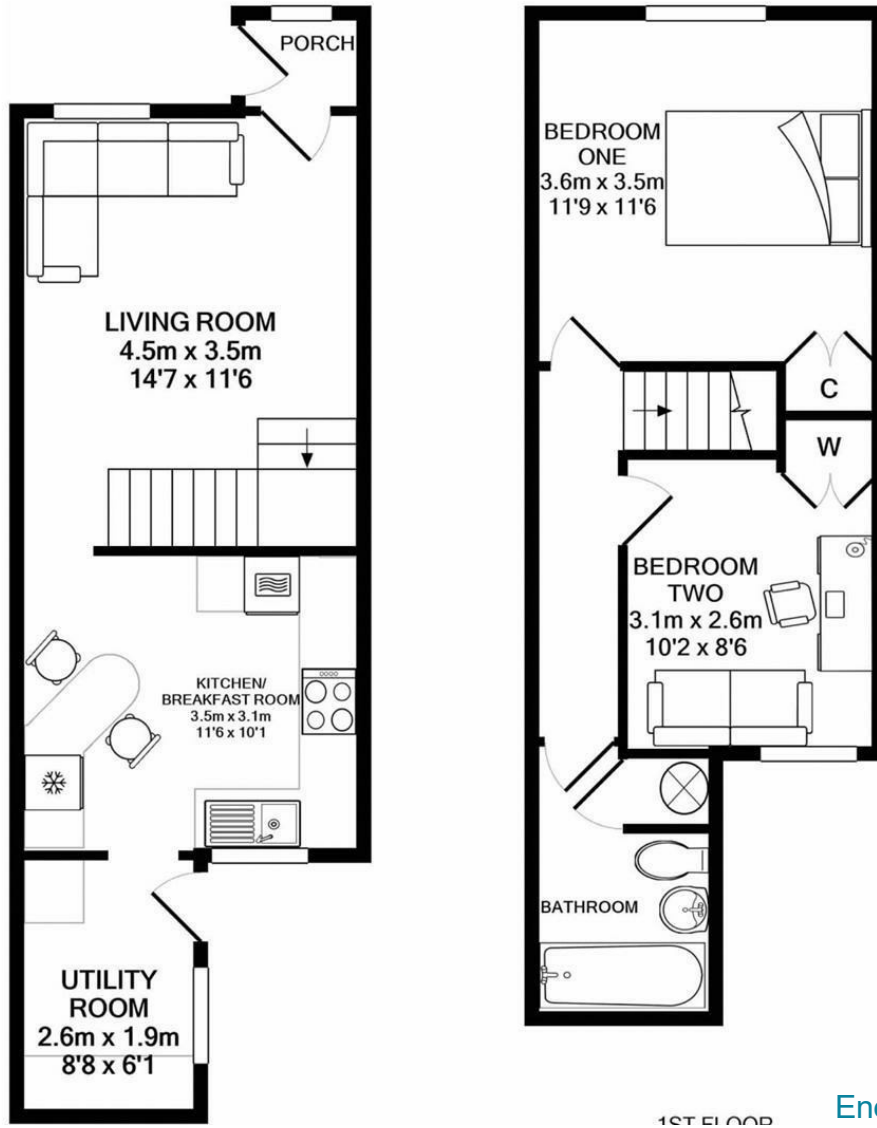
The Kennet & Avon Canal is also close by with Caen Hill locks.

Transport links are available within 30 mins of the property with Pewsey and Chippenham offering mainline stations connecting London, Bath and Bristol.

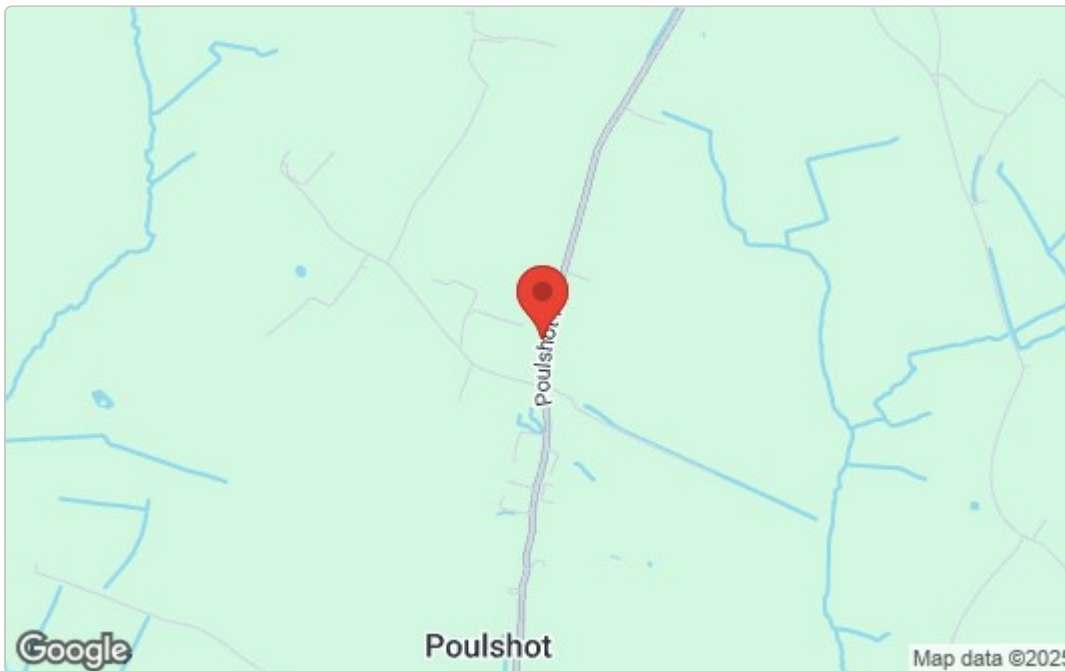
DISCLAIMER

Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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