

**Rider Close, Devizes SN10 2RP**

## Welcome to

### Rider Close, Devizes

Attractive two-bed end of terrace in popular Devizes location. Features lounge/diner with wood burner, kitchen, conservatory, two spacious bedrooms and bathroom. Enjoy front and rear gardens plus 2x allocated parking spaces, all within easy reach of town amenities.

#### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### Entrance Hall

Entrance to this spacious two bed end of terrace property situated in a sought after residential area within the popular Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, laminate flooring and an electric heater.



#### Lounge

13' 11" x 12' 1" ( 4.24m x 3.68m )  
Good sized lounge with ample space for lounge furniture, log burner, window to the front aspect and under stairs storage.

#### Dining Area

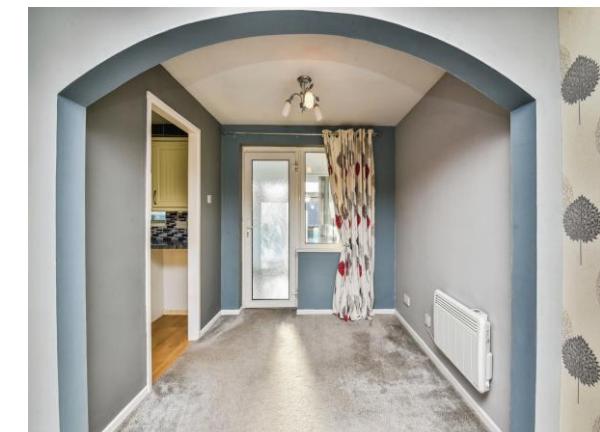
7' 10" x 7' 10" ( 2.39m x 2.39m )  
Space for dining table and chairs, door leading to the conservatory and an electric heater.

#### Conservatory

12' 1" x 8' 1" ( 3.68m x 2.46m )  
Double doors leading to the rear garden and laminate flooring.

#### Kitchen

7' 2" x 7' 10" ( 2.18m x 2.39m )  
Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainer with mixer tap. Plumbing for washing machine, space for slot in cooker with extractor fan over, space for fridge/freezer. Window to the conservatory and laminate flooring.





### **Landing**

Stairs from the entrance hall and doors leading to both bedrooms and family bathroom.

### **Bedroom One**

13' 2" max x 10' 9" ( 4.01m max x 3.28m )  
Good sized bedroom with two windows to the front aspect, cupboard in bulk head over stairs, built in double wardrobe and television aerial point.

### **Bedroom Two**

11' 4" max x 8' 11" max ( 3.45m max x 2.72m max )  
Another good sized bedroom situated to the rear of the property with a window overlooking the garden, built in wardrobe, loft access and an electric radiator.

### **Bathroom**

7' 10" max x 6' 1" ( 2.39m max x 1.85m )  
Family bathroom comprising a low level w/c, wash hand basin with storage cupboard below and bath with shower over. Airing cupboard with storage space, laminate flooring and a wall mounted electric heater.



### **Front Garden**

Pathway leading to the front door, with a selection of flowers and shrubs.

### **Rear Garden**

Enclosed by panel fencing with a patio area to the fore with the remainder laid to lawn. Side gate leading to the parking area, shed and log store.

### **Parking**

Allocated parking space for two vehicles at the rear of the property.



**view this property online** [allenandharris.co.uk/Property/DVZ107059](http://allenandharris.co.uk/Property/DVZ107059)



## Welcome to

### Rider Close, Devizes

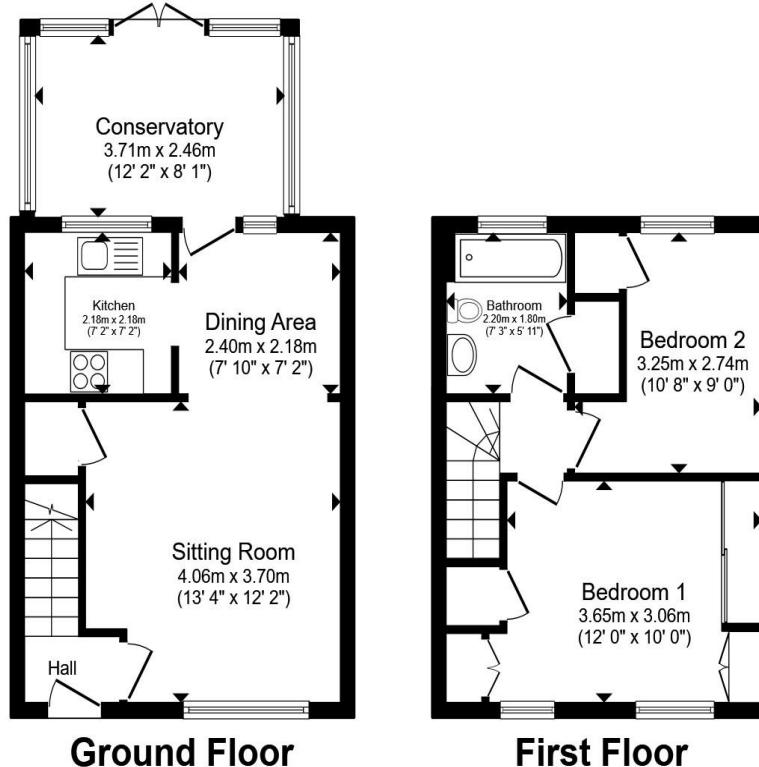
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed End of Terrace
- Popular Residential Area

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£200,000**



Total floor area 69.2 m<sup>2</sup> (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [allenandharris.co.uk/Property/DVZ107059](http://allenandharris.co.uk/Property/DVZ107059)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:  
DVZ107059 - 0012



**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



[allenandharris.co.uk](http://allenandharris.co.uk)