





📍 8 Market Place, Market Lavington, Devizes, SN10 4AH

🏠 Guide Price £150,000

A 1-bedroom terraced bungalow in need of modernisation and offered with no onward chain. An ideal downsize or investment purchase.

- Terraced bungalow
- 1-bedroom
- Countryside walks on the doorstep
- In the heart of the village
- Generous front and rear gardens
- External store cupboard
- In need of modernisation
- Ideal investment or downsize

🏠 Freehold

🏠 EPC Rating E





A one-bedroom terraced bungalow, situated in the heart of the popular village of Market Lavington and offering an excellent opportunity for purchasers looking to modernise and create a home to their own tastes. With generous gardens to both the front and rear, useful outside storage and countryside walks close at hand, the property would make an ideal downsize or investment opportunity.

The accommodation is arranged entirely on one level and comprises an entrance hall leading through to a comfortable living room, providing a well-proportioned principal reception space. The kitchen sits adjacent and offers a range of cupboard and worktop space, with direct access outside. There is a generous double bedroom alongside a bathroom, while useful built-in cupboards provide additional storage.

Externally, the property benefits from particularly generous gardens to both the front and rear, offering plenty of scope for keen gardeners or those simply looking for an enjoyable outside space. A useful external store cupboard provides further practical storage.

Market Lavington is a highly regarded and well-connected village with a strong community feel and a good range of everyday amenities, while the surrounding countryside provides an abundance of walks almost from the doorstep. Devizes is also within easy reach for a wider selection of shops, cafés and leisure facilities.

With its single-storey layout, generous outside space and excellent potential for improvement, this is an appealing opportunity in a sought-after village setting.

#### **Situation**

The property is located in a small cul-de-sac, situated towards the centre of this popular village with over 50 public rights of way, some up to Salisbury Plain, which is ideal for dog walkers, riders and naturalists. Located some five miles south of Devizes on the very edge of Salisbury Plain, Market Lavington boasts an excellent range of facilities including a convenience store, pharmacy, butcher, doctors surgery, church, hairdressers and a public house. Educational facilities are well catered for and include St. Barnabas Primary School, Lavington Secondary School and Dauntsey's Public School in the neighbouring village of West Lavington. A wider range of amenities can be found in the busy market town of Devizes and the major employment centres of Bath, Salisbury and Swindon are all within a twenty five mile radius.

#### **Property information**

Electric storage heaters.

Agents note: The property is situated within a conservation area. There is a service charge payable which is estimated at £25.07 for 2026/27.

Tenure: Freehold

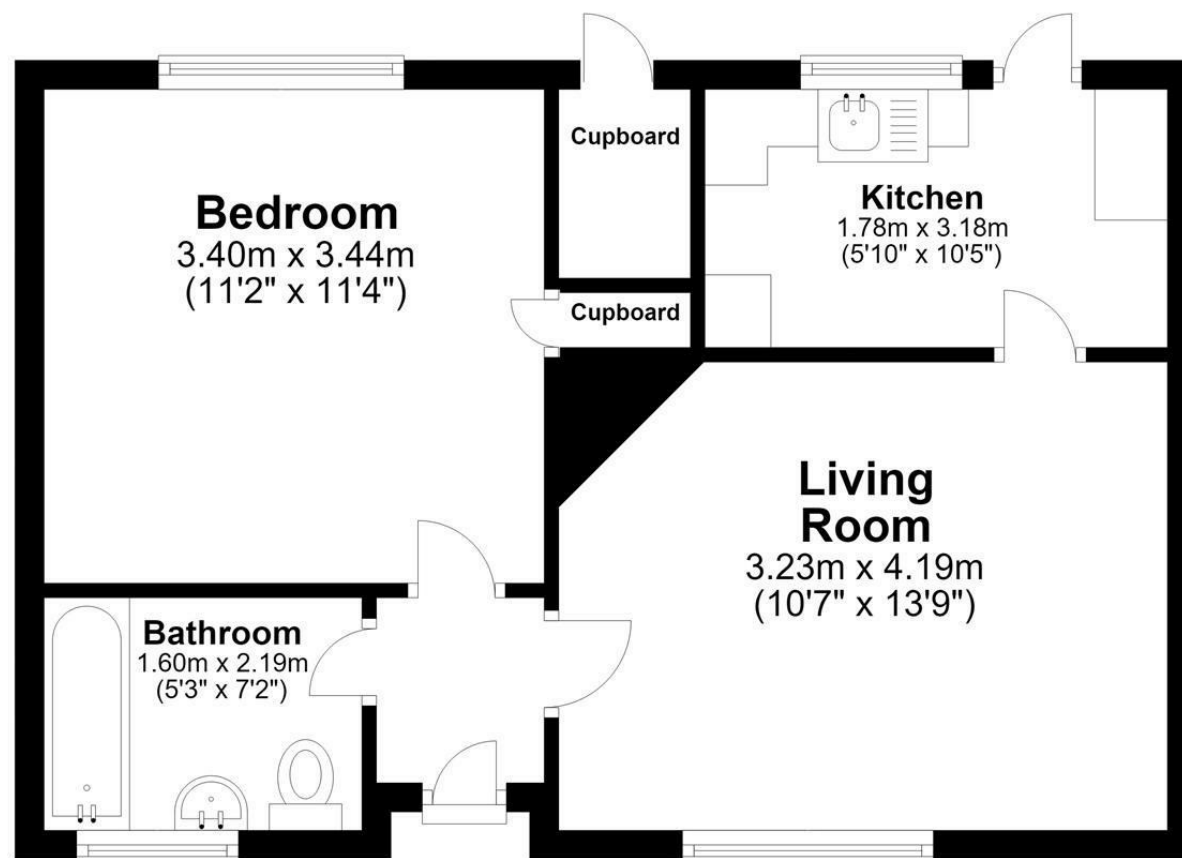
Council tax band: A

EPC rating: E



## Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 39.0 sq. metres (420.0 sq. feet)

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 firm's 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.