





📍 1 Phoenix Place, Devizes, Wiltshire, SN10 1EP

🏠 Guide Price £210,000

Located in the heart of Devizes town centre, this characterful 2-double bedroom, end of terrace home is a fantastic opportunity for first time buyers, downsizers or investors alike. Offered with no onward chain.

- Two double bedrooms
- End of terrace home
- Allocated parking at commercial business next door
- In the heart of Devizes town centre
- Downstairs shower room
- Upstairs bathroom with roll top bath
- Vacant with no onward chain
- Low maintenance rear garden

🏡 Freehold

🏠 EPC Rating D





A two double bedroom end of terrace home, perfectly positioned in the heart of Devizes town centre and just a short stroll from the Market Place, shops, cafés and local amenities. This deceptively spacious property offers a great balance of charm, practicality and location.

The ground floor features a light and airy reception room to the front, leading through to a generous kitchen/dining room with ample worktop space and room for a table – ideal for modern living and entertaining. Upstairs, there are two good-sized double bedrooms and a stylish bathroom with a feature roll-top bath.

Outside, the low-maintenance east-facing garden is laid with astro turf and a patio seating area – perfect for enjoying the sun with minimal upkeep. The property also benefits from an allocated parking space in the neighbouring commercial premises, available for £66 per calendar month.

With well-proportioned accommodation, this is an excellent opportunity for anyone looking for a centrally located home with character, comfort, and convenience.

There was a new boiler installed in Dec 2023, a re-wire of the electrics in Jan 2025 and newly decorated in Jan 2025.

#### Property information

Agents notes: Parking is allocated at the commercial business next door for £66 pcm. There is a right of access for the neighbouring property to put their bins out.

We are advised all mains services are connected.

Tenure: Freehold

Council tax band: B

EPC rating: D

#### Situation

Phoenix Place is a popular location and within walking distance of the town and canal. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

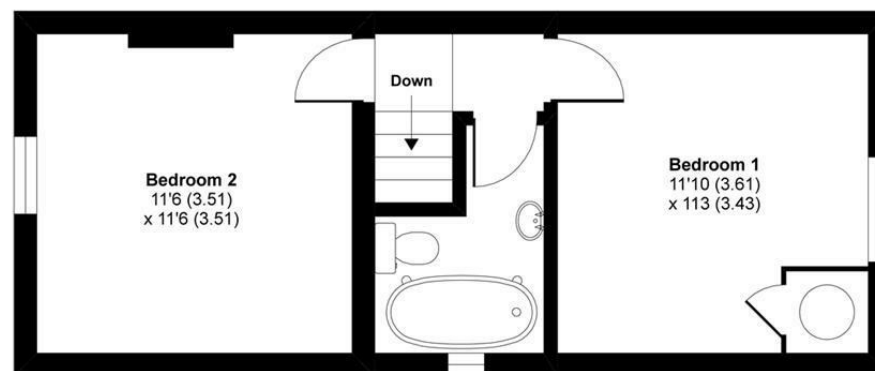




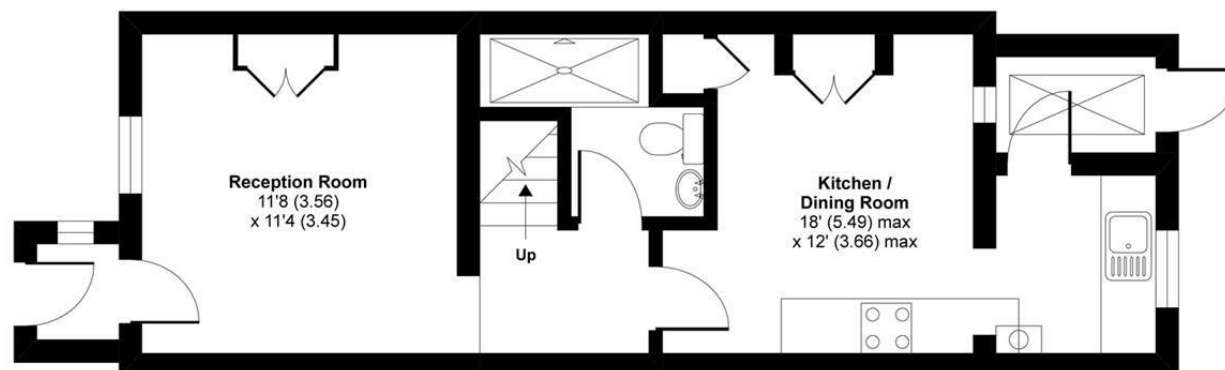
## Phoenix Place, Devizes, SN10

Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Strakers. REF: 667413

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