2 The Old Brewery Northgate Street, Devizes, Wiltshire, SN10 1FH

Guide Price £160,000

A superb lower ground floor apartment converted in 2018. A very stylish First Time Buyer's home or a perfect downsizers next home in a convenient location.

- Town centre apartment
- Allocated parking
- Stylish open plan interior
- Large double bedroom
- Bespoke Devizes fine kitchen
- Contemporary bathroom
- Converted in 2018 by Gaigers
- Close to amenities
- Ideal first time purchase

Leasehold

EPC Rating C

Converted from the former Wadworth Brewery by Gaigers in 2018, this beautifully presented and exceptionally stylish one-bedroom apartment enjoys a tucked-away position just moments from Devizes' historic Market Place and town centre amenities.

The property offers a superb blend of character and contemporary living, making it an appealing choice for a wide range of buyers, from first-time purchasers seeking a spacious and individual home, to downsizers looking for town centre convenience.

Externally, the apartment benefits from a rare allocated parking space for a property so close to the town centre, as well as access to a bicycle and bin store and a small enclosed front courtyard.

Inside, the accommodation is light and inviting, featuring a 17ft open-plan sitting/dining room with two windows, a useful storage cupboard and modern electric heating. The living space opens seamlessly into a quality fitted kitchen by Devizes Fine Kitchen, complete with integrated appliances including a fridge/freezer, slimline dishwasher, washing machine, electric hob and oven.

An inner hall leads to a spacious double bedroom with two built-in double wardrobes and a dedicated study area fitted with a bespoke solid oak desk and drawers. The contemporary bathroom is finished to a high standard, featuring tiled-effect flooring, two large fitted mirrors, and a bath with shower over and glass screen.

A stylish and convenient town centre home, thoughtfully designed and ready to move into.

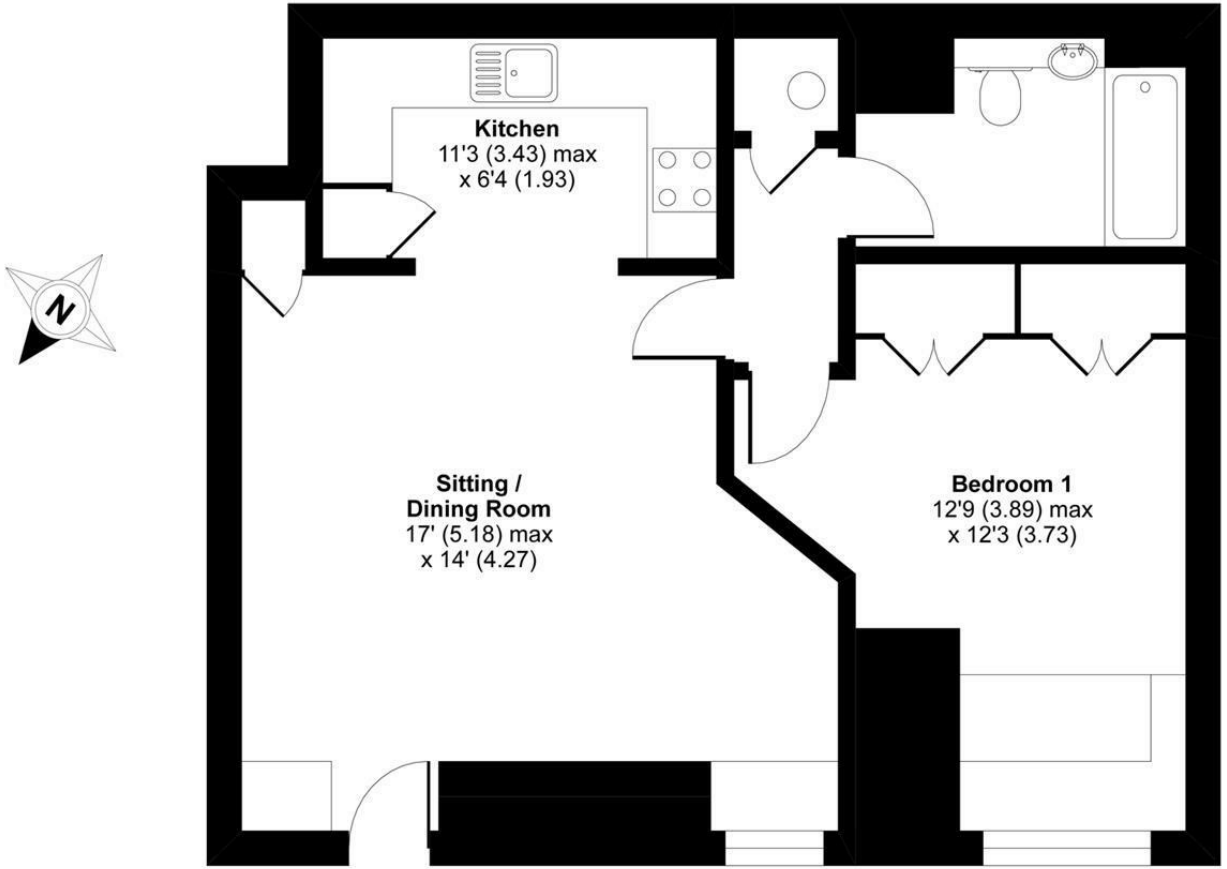
Situation
This fabulous converted apartment is beautifully appointed for all the shops and restaurants in town. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking 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. Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information
Tenure: Leasehold. A 125 year lease from 2018.
A Management Company is set up to cover the costs of maintaining the communal driveway, lighting and public liability insurance. Current amount payable - £1,300 p.a. All 16 properties become Directors of The Old Brewery (Devizes) Management Company Ltd.
Services: Electric Heating, Mains Water, Electricity and Drainage.
Council Tax: Band A
EPC Rating: C
Classification: Conservation Area and The Old Brewery is a Building of Historical Significance.

Northgate Street, Devizes, SN10

Approximate Area = 610 sq ft / 56.6 sq m

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Strakers. REF: 678137

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