



Eyles Road, Devizes SN10 5LG

Welcome to

Eyles Road, Devizes

Well-presented three-bedroom semi-detached corner house, located in a popular area of Devizes and close to the town centre. Features a spacious kitchen/diner, cloakroom, and master with ensuite. Benefits from off-road parking, garage and a generous plot, perfect for modern family living.

Entrance Hall

Entrance hall with stairs rising to the first floor, providing access to the lounge, kitchen/diner and cloakroom. Features include laminate flooring and a radiator.

Cloakroom

Downstairs cloakroom comprising a low-level WC and wash hand basin with tiled splashbacks. Additional features include an extractor fan, laminate flooring and a radiator.

Sitting Room

Generous lounge featuring a bay window to the front aspect and French doors opening onto the rear garden, allowing an abundance of natural light to flow through the room. Offers ample space for lounge furniture, and two radiators.

Kitchen / Diner

Kitchen/diner fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel one and a half bowl sink/drainers with mixer tap, integrated oven and integrated gas hob with extractor above. There is space and plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. A window to the rear aspect and door leading to the garden provide natural light and access outside. The kitchen is open to the dining area, offering ample space for a table, chairs and additional furniture, with a window to the front aspect and a radiator. Laminate flooring runs throughout.

Landing

Landing with stairs rising from the entrance hall, providing access to all bedrooms and the family bathroom. Features include two windows to the front aspect, loft access and a radiator. The landing is incredibly spacious and has been used as a study area by the current occupants.

Bedroom One

Main bedroom with a window to the front aspect, offering ample space for bedroom furniture. Features include a built-in wardrobe, door leading to the en-suite, and a radiator.

En-Suite

En-suite comprising a low-level WC, wash hand basin and shower cubicle. Features include an obscure window to the rear aspect, and a chrome ladder-style heated towel rail.

Bedroom Two

The second bedroom is a good size, featuring a window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three

Good-sized single bedroom with a window to the front aspect and a radiator.

Bathroom

Family bathroom comprising a low-level WC, wash hand basin and bath with shower over. Features include an obscure window to the rear aspect, shaver point, extractor fan and a radiator.





Front Garden

Front garden with steps leading up to the front door, featuring a gravel area and a selection of mature shrubs.

Rear Garden

Low-maintenance rear garden featuring a patio area with the remainder laid to gravel. Enclosed by wooden fencing and complemented by a selection of shrubs and flowers.

Garage

Located to the side of the property with up & over doors front and back. Leads to the rear garden which can also be used as parking if desired.

Parking

Driveway parking to the side of the property.

Agent Note

Management Charge

The vendor has advised that there is an annual management/service charge of approximately £300 per annum, payable to FirstPort, which is collected in two instalments of £150 every six months. Prospective purchasers are advised to verify these figures with their solicitor during the conveyancing process.

Agent Note 2

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

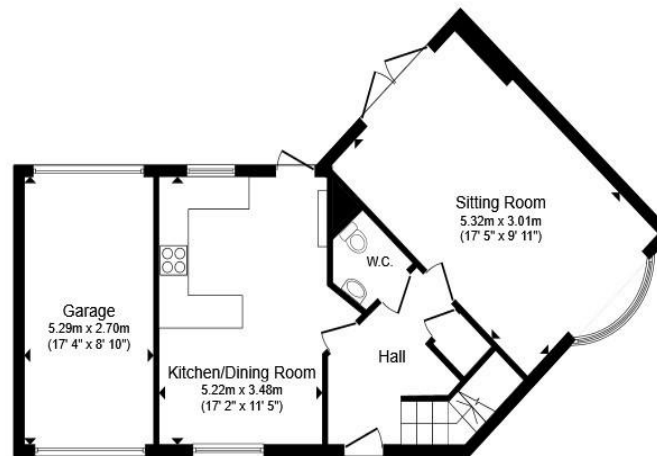
Eyles Road, Devizes

- Three Bed Semi Detached
- Corner Plot Position
- Well Presented Throughout
- Garage & Driveway Parking
- Viewing Highly Recommended

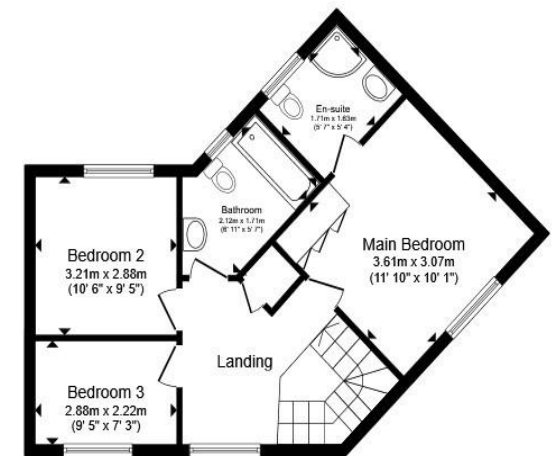
Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£290,000



Ground Floor



First Floor

Total floor area 114.5 m² (1,233 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


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Property Ref:
DVZ107318 - 0011

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.

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