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12 St. Matthews Close, Rowde, SN10 2PG

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Guide Price £264,000

A well presented 2-bedroom semi-detached home in the popular Wiltshire village of Rowde.

- 2-bedroom semi-detached home
- Well connected village with amenities
- Driveway parking and garage
- Planning permission granted for single storey rear extension
- Well-presented throughout
- Easy to maintain and private rear garden
- Mains gas central heating
- Ideal first home or downsize
- Potential to connect to local Fibre Broadband

Freehold

EPC Rating C

A well-presented two-bedroom semi-detached home, ideally situated in the sought-after village of Rowde, offering driveway parking, a garage and private rear garden. Perfectly suited to first-time buyers, downsizers or those looking for a home with future potential, this delightful property enjoys a peaceful setting within easy reach of excellent local amenities.

The accommodation comprises an entrance hall leading into a comfortable sitting room, with a well-proportioned kitchen/dining room to the rear enjoying direct access to the garden. Upstairs, there are two bedrooms and a modern family bathroom, providing well-balanced accommodation throughout.

Externally, the property benefits from driveway parking, an attached garage and a private, easy-to-maintain rear garden, ideal for relaxing or entertaining. Full planning consent has already been granted for a rear single storey wraparound extension(PL/2025/05723), offering an excellent opportunity to further enhance the accommodation to suit individual requirements.

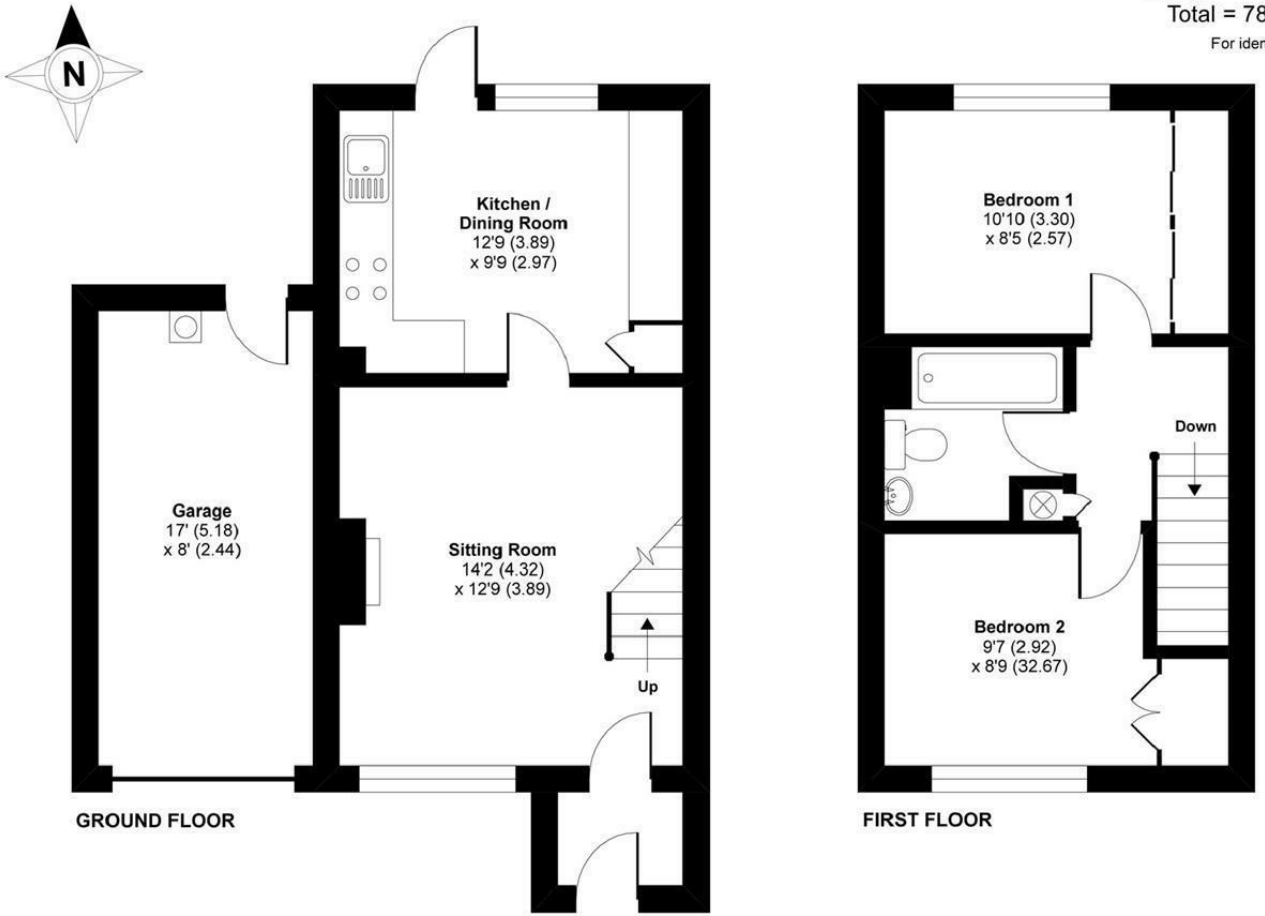
Rowde is one of the area's most desirable villages, offering a wonderful balance of countryside living and everyday convenience. The village boasts an excellent primary school, the popular George & Dragon public house, the recently opened village convenience store, the much-loved Rowdey Cow farm shop and café, and a historic parish church. Devizes is approximately two miles away, providing a wider range of shops, supermarkets, cafés and leisure facilities, while excellent road/bus links make Marlborough, Chippenham, Trowbridge and Bath all easily accessible.

Situation
A popular Wiltshire village which provides an excellent primary school, the popular 'George and Dragon' public house, a newly opened convenience store, a charming family friendly farm shop (The Rowdey Cow) and a church. There are wonderful walks on the doorstep too via the Kennet and Avon Canal. Devizes town centre which offers a comprehensive range of shopping, transport and leisure facilities including a swimming pool, schools for all ages, theatre, museum and thriving weekly market is just two miles away. The major centres of Chippenham, Salisbury, Swindon, Marlborough and Bath are all within a 25 mile radius and easily accessible by bus.

Property information
We are advised all mains services are connected.
Agents note: ADSL copper is currently fitted to the property but full fibre is now available in the close.
Tenure: Freehold
EPC rating: C
Council tax band: C

St. Matthews Close, Rowde, Devizes, SN10

Approximate Area = 650 sq ft / 60.3 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 786 sq ft / 73.0 sq m
For identification only - Not to scale



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: 672620

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