



📍 16 Moonrakers, Devizes, Wiltshire, SN10 2DY

🔗 Offers In Excess Of £300,000

A beautifully proportioned three bedroom semi-detached family home backing onto the wonderful Kennet and Avon canal.

- Delightful Family Home
- Backing On To The Kennet & Avon Canal
- Three Bedrooms
- Shower Room & Family Bathroom
- Two Receptions & A Conservatory
- Stylish Modern Kitchen
- Private Established Garden
- Off Street Parking
- Walking Distance to Town and Shops

🏠 Freehold

📊 EPC Rating C



This excellent family home offers a wonderful opportunity for anyone wanting convenient access to the town, generous accommodation, and a canal-side setting. The property backs directly onto the historic Kennet and Avon canal, and from its own private and peaceful south-easterly facing garden you can sit and watch the barges and canoeists meander past.

Internally, the front door opens into a porch, leading through to the hallway. The main sitting room features solid oak flooring, a gas fireplace, and a large window overlooking the rear garden.

The kitchen/diner can be accessed from both the hallway and the sitting room. This is a dual-aspect space, with double doors from the dining area opening into the conservatory with tiled flooring at the rear. The dining area continues the oak flooring, while the kitchen itself has tiled flooring. It is fitted with a good range of wall and base units, a 'Rangemaster' cooker, plumbing for white goods, and a window to the front. A side access corridor provides a utility area with space for white goods, along with a recently fitted shower room, and a door out to the rear garden. Upstairs, there are two double bedrooms, a good-sized single bedroom, and a separate family bathroom with a disability bath and shower over.

To the front, the driveway provides parking for two vehicles. The rear garden is mainly laid to lawn, with established shrubs and trees and includes a shed.

#### **Situation**

Moonrakers is a very popular development within walking distance of the town with beautiful countryside walks on your door step. The Trinity primary school and a number of play areas close by make this an ideal choice for families. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

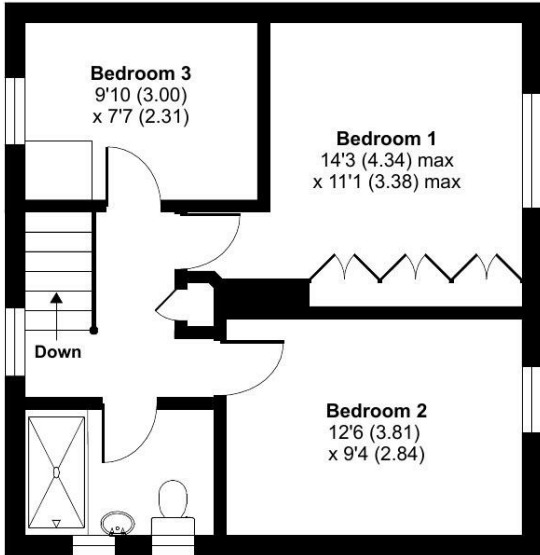
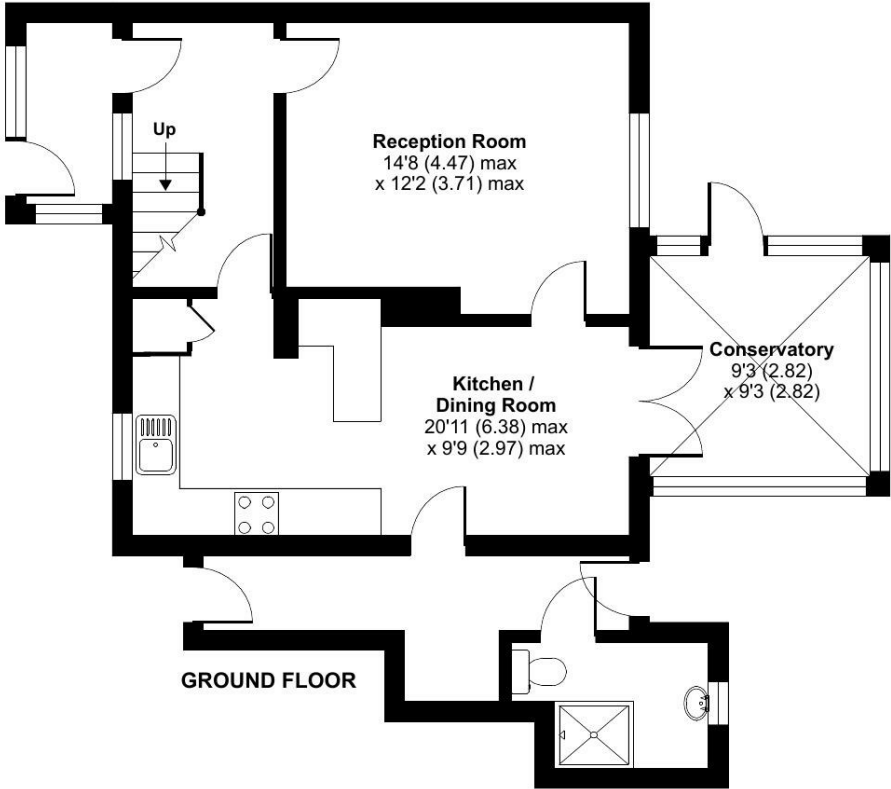
Services: Gas Central Heating, Mains Water, Drainage and Electricity, Triple Glazing  
Council Tax Band: C



# Moonrakers, Devizes, SN10

Approximate Area = 1166 sq ft / 108.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Strakers. REF: 814098

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For further details 01380 723451  
devizes@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk