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15 Le Marchant Close, Devizes, Wiltshire, SN10 2EZ

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15 Le Marchant Close, Devizes, Wiltshire, SN10 2EZ

Guide Price £289,950

An exceptional 3 bedroom semi detached home, presented in good order throughout, with views of The Keep to the rear.

- Three Bedrooms
- Spacious Living Room
- Conservatory With Underfloor Heating
- Modern Fitted Kitchen
- Downstairs Cloakroom
- Single Garage & Parking
- Popular Area Of Town
- Private East Facing Corner Plot Rear Garden
- UPVC Double Glazing & Gas Heating

Freehold

EPC Rating C









A stylish and very well presented modern 3 bedroom semi-detached family home offering well proportioned accommodation on a good size plot within a quiet cul-de-sac location, on the eastern side of town. This is an ideal home for a first time buyers, as well as anyone looking to downsize. The price and presentation of the house also makes it the ideal buy to let investment home.

Inside this delightful home, an entrance lobby with a refitted downstairs cloakroom with wooden panelling, has a glazed oak door leading into an 18ft long large living/dining room with wood effect flooring. From the siting room there is a door through to a conservatory with underfloor heating, and a further door into a contemporary kitchen with painted units, wood effect flooring and a built oven with 4 ring gas hob. On the first floor three bedrooms are complemented by a smart family bathroom.

Outside, there is off-road parking to the front with a driveway leading to a single garage with light and power. A side gate takes you back around to a good size private rear garden, that is mainly laid to lawn with a corner sun terrace, all enclosed by timber fencing.

Situation
Pleasantly situated on this established residential area on the outskirts of Devizes, with easy walks along the canal and a big open green just a stone's throw away. This thriving market town boasts a wealth of amenities including schools for all ages, a leisure centre, cinema, theatre, museum and bustling weekly market. The Kennet and Avon Canal which passes through Devizes also provides walking and fishing facilities and the major centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a 30 mile radius.

Property Information
Local Authority: Wiltshire Council
Council Tax Band: C
All mains services connected

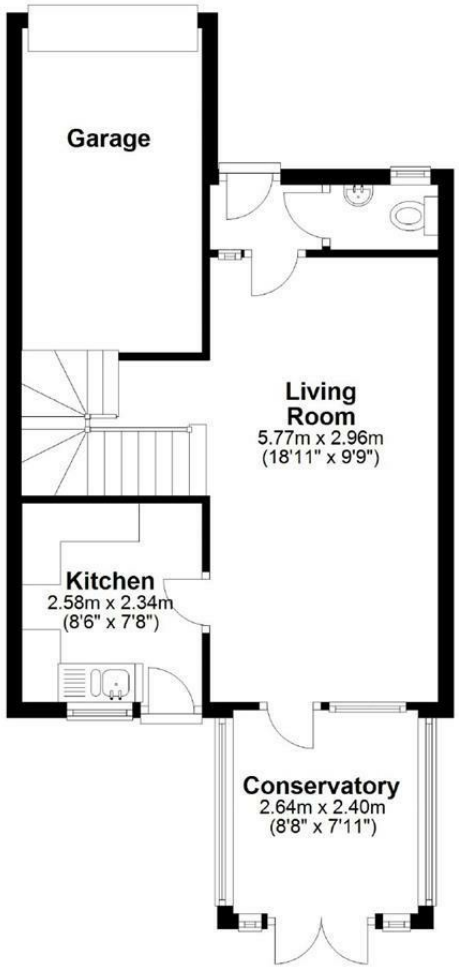






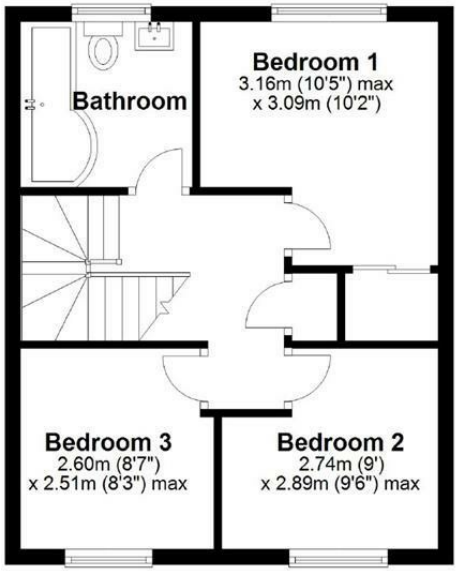
Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.0 sq. feet)

Floorplan may not be exactly to scale but is for illustrative purposes only
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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