



📍 12 Southgate, Potterne Road, Devizes, Wiltshire, SN10 5BY

🏠 £270,000

A charming three bedroom Grade II Listed cottage, offered to the market with no onward chain.

- 3-bedrooms
- No onward chain
- Spacious private rear garden
- Short stroll into town centre
- Excellent reception space
- Wealth of character features
- Grade II Listed
- Downstairs W/C

🏡 Freehold

🏠 EPC Rating D



A charming Grade II Listed double fronted cottage, situated within easy reach of Devizes town centre and beautifully presented throughout. The property offers a wonderful blend of character and practicality, together with a generous west-facing rear garden.

The accommodation is entered via a welcoming entrance hall with engineered oak flooring, a useful cloakroom and access down to a small cellar. To one side of the property is a dual aspect sitting room enjoying views over the rear garden, complete with exposed beams and fitted storage, creating a warm and inviting living space. Opposite, the dining room is particularly well proportioned and features engineered oak flooring, fitted cupboards and a fireplace with a wood burning stove.

To the rear, the kitchen is full of character and thoughtfully arranged with oak worktops, a range of fitted units and integrated appliances including a dishwasher, fridge/freezer, washing machine, double oven and five ring gas hob. The room also benefits from underfloor heating and skylights, allowing for an abundance of natural light.

Upstairs, the property offers three bedrooms arranged around a central landing, with continuation of the engineered oak flooring and a fitted bookshelf adding further charm. These are served by a family bathroom fitted with both a bath and separate corner shower.

Externally, the rear garden is a particularly attractive feature of the property, enjoying a west-facing aspect and offering a wonderful outdoor space for relaxing and entertaining. Predominantly laid to lawn, the garden also features a raised decked seating area, established planting including roses and apple trees, together with a useful brick store/workshop with light and power, an outside W/C and additional garden shed.

Situation

The cottage is conveniently located close to the centre of Devizes. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. Both the secondary and primary schools are within easy walking distance as is Hillworth Park. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. The M4 motorway to the north and the A303 (M3) to the south provide fast road access to London, the south coast, Bristol and the West Country. Mainline railway services to Paddington are available in Pewsey, Chippenham and Westbury; and from Andover to Waterloo.

Property Information

Tenure: Freehold

Agents note: The property is located in a conservation area.

Council Tax: Band B

Services: All mains services are connected. Underfloor heating to kitchen area.





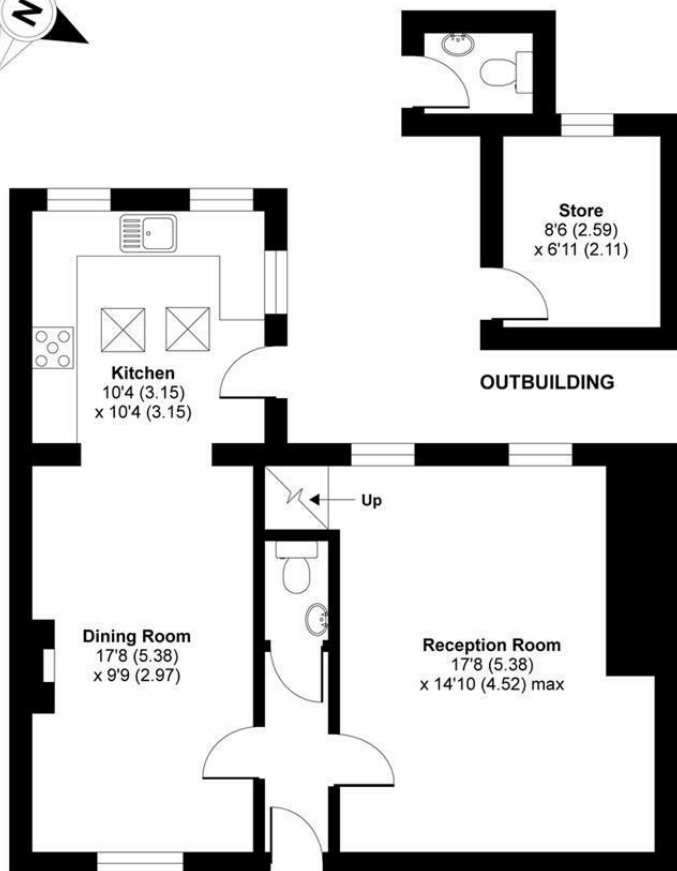
Southgate, Potterne Road, Devizes, SN10

Approximate Area = 1015 sq ft / 94.3 sq m

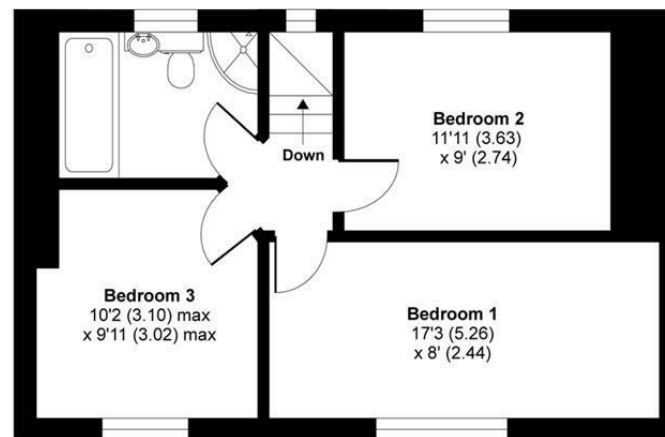
Outbuilding = 78 sq ft / 7.2 sq m

Total = 1093 sq ft / 101.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Strakers. REF: 747402

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