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3 Taylor Close, Devizes, Wiltshire, SN10 3GA

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£144,000

A brand new 3-bedroom terraced home available on a shared ownership scheme with a 40% share being marketed.

- Shared ownership scheme
- 40% share being marketed with rent payable on remaining amount
- £3,000 incentive applicable upon completion for a limited time
- 3-bedrooms
- Flooring included in kitchen, bathroom and W/C
- New build home
- EV charger and solar PV panels
- Allocated parking

Leasehold

EPC Rating B

An exciting opportunity to purchase one of these brand-new three-bedroom homes, thoughtfully designed to offer stylish, energy-efficient living with a practical layout perfectly suited to modern lifestyles. Applications are now open, with an exclusive incentive of £3,000 towards your completion statement available on Plots 61 for reservations made before the end of the month.*

The accommodation has been carefully arranged to maximise both space and natural light. The ground floor centres around a contemporary open-plan kitchen/dining room, creating an excellent space for everyday family life and entertaining, with doors opening directly onto the private rear garden. A generous separate living room provides the ideal place to relax, while a convenient cloakroom completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms alongside a stylish family bathroom fitted with a modern suite and shower over the bath.

Externally, each home benefits from a private rear garden, two allocated parking spaces and an electric vehicle charging point. Designed with sustainability in mind, the properties also feature solar panels, helping to improve energy efficiency and reduce running costs.

A fantastic opportunity to secure a high-quality new home, combining contemporary design with excellent eco credentials in a sought-after development.

*Terms and conditions apply.

Situation
The property is set in a highly sought area near to Heritage Park and Drews Pond, a redevelopment of a former hospital site situated close to the town centre with pleasant walks and various recreational areas close by, as well as being in catchment for Wansdyke primary school. Devizes is a superb historic market town and delightful place in which to live holding a traditional outdoor weekly market in the Market Square. Respect for the old traditions complements the modern and comprehensive shopping facilities, services and amenities that you would expect of such a town, together with good local schools (in both state and private sectors), excellent sports and recreational facilities, and some wonderful surrounding countryside. Devizes is well placed for access to Swindon, Marlborough and the M4 and for those needing to travel south to the A303 and beyond.

Property information
We are advised all mains services are connected.
Predicted EPC rating: B
Council tax band is not available yet as the property is a new build.
The property is shared ownership and the marketed price is for a 40% share. There is an estimated £55 per month service charge.

Marshalls Green
The Folly

3 bedroom mid terraced
Plot 61, 62*

3 1 2

Room	
Kitchen/dining room	5.6m x 3.2m
Living room	3.4m x 4.0m
Bedroom 1	3.3m x 3.3m
Bedroom 2	2.8m x 4.9m
Bedroom 3	2.7m x 3.8m
Total area	**98.5m²**

* Mirrored plot C Cylinder S Storage W Wardrobe

Floor plan for illustration purposes only and not to scale. Dimensions are maximum and for general guidance, not suitable for furniture, appliances, or carpet sizing.

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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