



**New Park Street, Devizes SN10 1DP**

## Welcome to

### New Park Street, Devizes

Situated in the heart of the charming Wiltshire market town of Devizes, this attractive three-bedroom end-of-terrace home offers convenience and comfort in a sought-after location.

#### Entrance Hall

Entrance to this three bed end of terrace property is via the front door leading into the entrance hall which comprises stairs to the first floor and stairs to the basement, doors to both the living room and dining room and a radiator.

#### Living Room

13' 2" x 13' 9" ( 4.01m x 4.19m )

Spacious lounge with a window to the front aspect, fireplace with gas fire and shelving to either side, with ample space for lounge furniture.

#### Dining Room

17' 3" x 11' 3" ( 5.26m x 3.43m )

Generous second reception room with ample space for dining table and chairs and further furniture open plan to the kitchen with a window to the side aspect.

#### Kitchen

18' 3" x 17' 5" ( 5.56m x 5.31m )

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink with double drainer. Space for slot in cooker, space for fridge/freezer and space and plumbing for washing machine. Window to the rear aspect and lino flooring.

#### Inner Hall Cloakroom

Downstairs cloakroom comprising a low level w/c, and wash hand basin, window to the side aspect and lino flooring.

#### Landing

Stairs from the entrance hall with doors leading to all bedrooms and shower room and loft access.

#### Bedroom One

10' 10" x 13' 6" ( 3.30m x 4.11m )

Spacious master bedroom with ample space for double bed and further bedroom furniture, fireplace has been converted into shelves and a window to the front aspect.

#### Bedroom Two

11' 4" x 10' 2" ( 3.45m x 3.10m )

Situated to the rear of the property with a window overlooking the garden, the second bedroom is a good size with the fireplace converted into shelving.

#### Bedroom Three

13' 6" x 6' 11" ( 4.11m x 2.11m )

Another good sized bedroom with a window to the front aspect.

#### Shower Room

Family shower room comprising a low level w/c, vanity wash hand basin with storage below and walk in shower cubicle. Window to the rear aspect and lino flooring.





### **Basement Room One**

19' 11" x 13' 10" ( 6.07m x 4.22m )

### **Basement Room Two**

18' 11" x 14' 11" ( 5.77m x 4.55m )

### **Basement Room Three**

14' 11" x 5' 11" ( 4.55m x 1.80m )

### **Rear Garden**

Enclosed by brick wall and panel fencing with double gates, with a patio area to the fore with a selection of trees, shrubs and hedging. There is also space for a vehicle at the bottom of the garden within the secure double gates.



***view this property online*** [allenandharris.co.uk/Property/DVZ106986](http://allenandharris.co.uk/Property/DVZ106986)



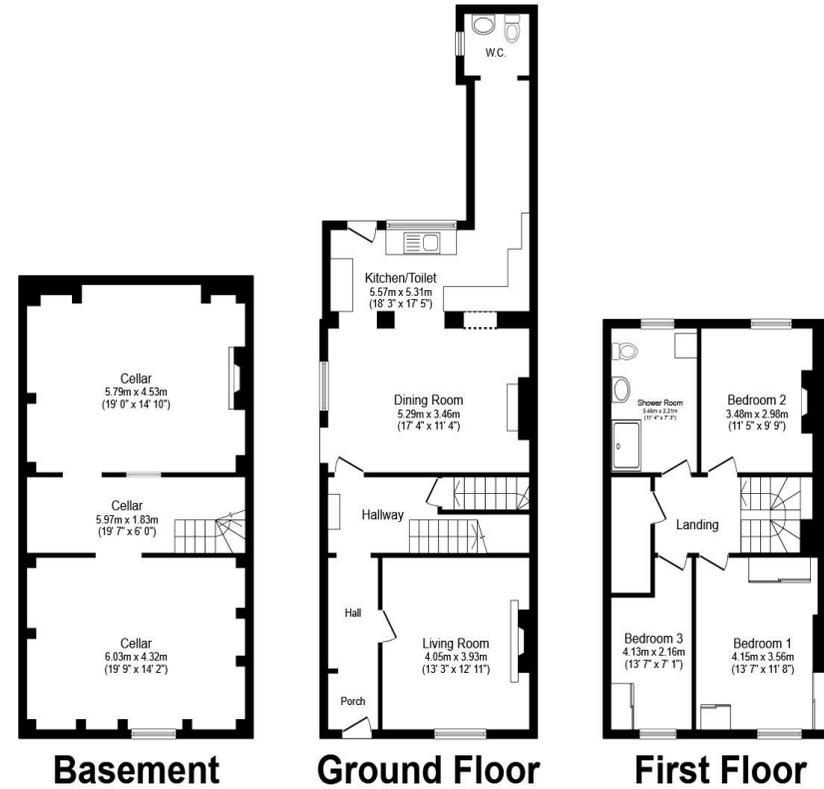
## Welcome to

## New Park Street, Devizes

- Prime Town Centre Location
- Spacious Living Areas
- Three Bedrooms
- Large Cellar
- Rear Parking

Tenure: Freehold EPC Rating: F  
Council Tax Band: D

# £300,000



Total floor area 188.9 m<sup>2</sup> (2,033 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
allen & harris

[view this property online](http://allenandharris.co.uk/Property/DVZ106986) [allenandharris.co.uk/Property/DVZ106986](http://allenandharris.co.uk/Property/DVZ106986)



Property Ref:  
DVZ106986 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



[allenandharris.co.uk](http://allenandharris.co.uk)