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6 The Banbury, Zephyr Place, Devizes, SN10 2UP

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Guide Price £585,000

A thoughtfully designed collection of 2, 3 and 4 bedroom homes in the heart of Devizes, a charming Market Town.

- 4 Bedroom Detached Home
- Living Room and Separate Study
- Kitchen/Dining/Family Room with Double Doors to the Garden
- Utility Room and Separate W/C
- Driveway Parking and Garage
- Bedroom 1 with Ensuite and Fitted Wardrobes
- Air Source Heat Pump
- Town Centre Location

Freehold

EPC Rating









Please call Strakers to register your interest and book an appointment to view the show home and enquire about other stunning homes available in this sought-after new development.

This beautifully crafted four-bedroom detached home offers the perfect combination of space, comfort, and eco-conscious design. Set within an exclusive new development in the centre of Devizes.

At the heart of the home is a spacious open-plan kitchen/dining/family room, bathed in natural light and offering direct access to the rear garden - perfect for everyday living and entertaining. The kitchen is made by Omega kitchens with soft close doors and drawers with a built in double oven with 4 ring ceramic hob, an integrated fridge freezer and dishwasher. Upgrades are available (build stage dependent). A generous living room and a separate study provide comfortable spaces to relax or work from home. The ground floor also benefits from a utility room and a convenient W/C.

Upstairs, the principal bedroom features an ensuite shower room and built-in wardrobes. Three further well-proportioned bedrooms share a stylish family bathroom.

Externally there is a large single garage (with power and lighting) and parking for 2 cars on the driveway. An electric car charger is included. There is a fully enclosed rear garden which is graded and rotavated and has an outside tap.

Situation
The historic market town of Devizes with its stunning Georgian architecture features more than 500 listed buildings, from Devizes Castle steeped in history to Wadworth's legendary 1875 brewery. The popular weekly market dates back to 1141 and is fringed with an abundance of popular cafes and independent shops. Residents also have easy access to Stonehenge and Bath, while it's just 25 minutes to Chippenham for fast trains to London. Zephyr Place itself has been thoughtfully designed to support both people and wildlife, with green space and a strong emphasis on enhancing the area's biodiversity. From here, you have the freedom to explore miles of countryside and ancient pathways, including the spectacular Caen Hill Locks – the most impressive flight on the UK's waterways and a designated scheduled Ancient Monument.

Property Information
Council Tax: TBC as new build
Predicted 'B' EPC Rating
Services: Mains water, drainage and electricity. Air source heat pump.

Agents Notes
Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. Computer Generated Images of the property are indicative and for illustration purposes only. Internal images shown are an example of the show home at Zephyr Place which is the same house type and layout as plot 4. The front shot is of plot 4. Please note that the specification was correct at the time of going to print but Redcliffe Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address. Incentives offered by Redcliffe Homes are available on selected plots and developments only and are subject to availability and change without prior notice.







BANBURY

PLOTS 1, 4, 6 & 14

A warm and spacious home, thoughtfully designed for modern family living. At its heart is a generous open-plan kitchen and dining/family area, perfect for everyday life and entertaining. A separate living room provides a cosy retreat for relaxing evenings, while a dedicated study offers the ideal space for working from home. Upstairs, the main bedroom features its own en-suite, complemented by three additional bedrooms and a stylish family bathroom.





GROUND FLOOR

Kitchen/Dining/ Family Area	4803mm x 6235mm	15' 9" x 20' 5"
Living Room	3586mm x 5366mm	11' 9" x 17' 7"
Study	2466mm x 2724mm	8' 1" x 8' 11"

FIRST FLOOR

Bedroom 1	3161mm x 3777mm	10' 4" x 12' 5"
Bedroom 2	4695mm x 2732mm	15' 5" x 9' 0"
Bedroom 3	3795mm x 2752mm	12' 5" x 9' 0"
Bedroom 4	4695mm x 2513mm	15' 5" x 8' 3"

◀▶ *The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.*

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

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