



📍 161 Mayenne Place, Devizes, Wiltshire, SN10 1QS

🏠 Guide Price £135,000

A two bedroom apartment in a well established residential area. Offered to the market with no onward chain.

- Two bedroom apartment
- No onward chain
- Off-street parking available nearby
- Peaceful outlook to the rear
- Well-established residential area
- Stone's throw from the K&A canal

🏠 Leasehold

🏠 EPC Rating C



A spacious two-bedroom second floor flat, situated within the established residential area of Mayenne Place and offered to the market with no onward chain. Requiring slight modernisation throughout, the property presents an excellent opportunity for first-time buyers or investors.

The accommodation is well proportioned and arranged around a central hallway, comprising a generous reception room, separate kitchen, two bedrooms and a bathroom. The layout offers a practical balance of living and bedroom space, with scope for improvement.

Externally, the property benefits from access to communal grounds, with on-street parking available nearby.

Mayenne Place is conveniently positioned for access to local amenities, schools and transport links, whilst Devizes town centre and the Kennet & Avon Canal are both within easy reach. Offered with no onward chain, this is a fantastic opportunity to acquire a property with excellent potential in a popular and convenient location.

Property information

We are advised all mains services are connected.

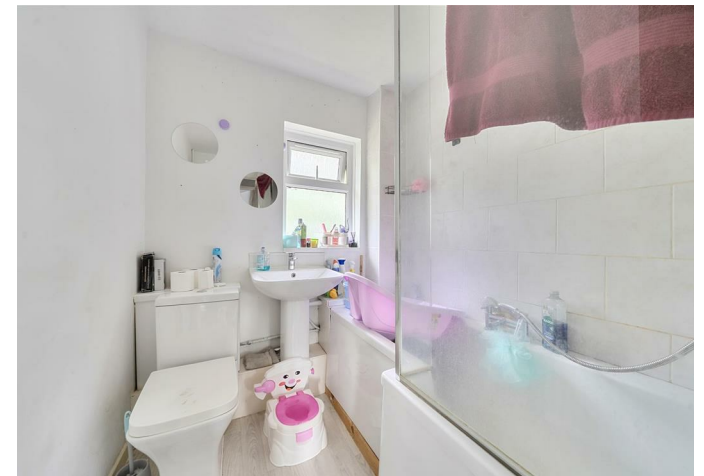
Tenure: Leasehold. Lease details: 125 years from 1989. 2025/2026 Estimated Annual Budget (as from 1st April 2025) £335.40 per annum + sinking fund which has been confirmed yet (usually between £100-£700).

EPC rating: C

Council tax band: A

Situation

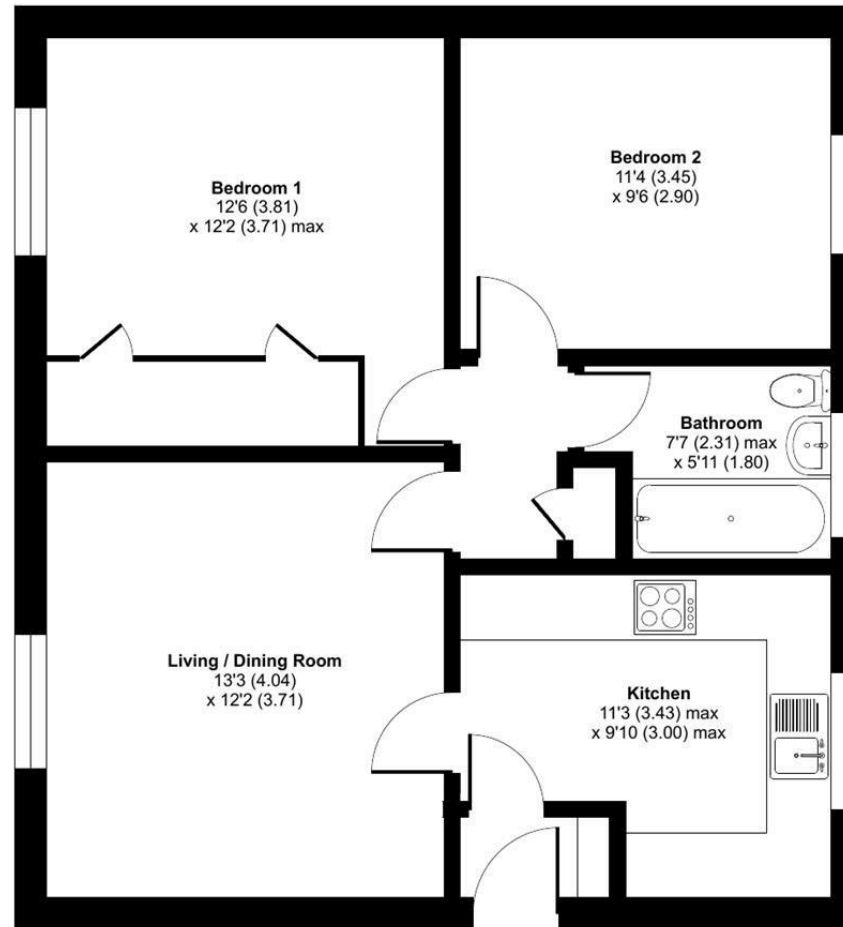
Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.



Mayenne Place, Devizes, SN10

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1468239

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