Plot 44, The Sherston, Zephyr Place, Devizes, Wiltshire, SN10 2UP

£415,000

Discover a thoughtfully designed collection of 2, 3 and 4 bedroom homes in the heart of Devizes, a charming market town in the beautiful Wiltshire countryside.

- 3 Bedroom, Semi-Detached
- EV Car Charger Included
- No Onward Chain
- Air Source Heat Pump
- Driveway Parking
- Predicted EPC 'B' Rating
- Opportunity to Indulge in Extras

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.

Plot 44 is an attractive three-bedroom detached home, thoughtfully designed to provide stylish and practical living for modern lifestyles. At the heart of the home is a spacious open-plan kitchen and dining area, complete with a central island and French doors opening onto the private, south facing rear garden. The contemporary Omega kitchen features soft-close doors and drawers, laminate worktops with matching upstands, a built-in single oven with a four-ring ceramic hob, and an integrated fridge freezer. A selection of kitchen upgrades is also available, subject to the stage of construction. A generous separate living room provides the perfect space to relax, while a convenient downstairs cloakroom completes the ground floor.

Upstairs, the well-proportioned principal bedroom benefits from a contemporary en-suite shower room, while two further bedrooms are served by a stylish family bathroom.

Externally, Plot 44 enjoys a private driveway providing parking for two vehicles and is complete with an electric vehicle charging point. The fully enclosed south facing rear garden has been rotavated and graded, creating an ideal blank canvas for landscaping, and also benefits from a useful 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.

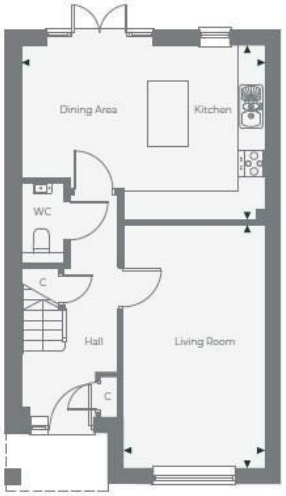
Property Information
Council Tax: TBC as new build
Predicted 'B' EPC Rating
Services: Mains water, drainage and electricity. Air source heat pump.

Agents Note
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 taken from other Redcliffe Homes and are an example of the specifications available. 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.

SHERSTON

PLOTS 5, 22, 24, 25, 26, 42, 44, 45 & 46

A stylish and inviting three-bedroom home thoughtfully designed for modern living. At its heart is a spacious open-plan kitchen and dining area, complete with a central island. A separate lounge provides a peaceful retreat for relaxation. The generous main bedroom boasts a luxurious en-suite, while two additional well-proportioned bedrooms share a contemporary family bathroom.



GROUND FLOOR

Kitchen/Dining Area	5366mm x 3823mm	17' 7" x 12' 7"
Living Room	3116mm x 5343mm	10' 3" x 17' 6"

FIRST FLOOR

Bedroom 1	3116mm x 4534mm	10' 3" x 14'11"
Bedroom 2	3106mm x 2959mm	10' 2" x 9' 8"
Bedroom 3	2140mm x 3525mm	7' 0" x 11' 7"

◄► 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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