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16 Smith Close, Devizes, Wiltshire, SN10 2SE

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⑨ 16 Smith Close, Devizes, Wiltshire, SN10 2SE

⌚ Guide Price £450,000

A handsome double fronted home, occupying a delightful position within the popular Quakers Walk development. Offered to the market with no onward chain.

- Handsome double fronted home
- No onward chain
- 4-bedrooms detached family home
- Fronting onto Quakers Walk
- Garage and driveway parking
- Great entertaining space
- En-suite to principal bedroom
- Utility room

❖ Freehold

⑩ EPC Rating B



A modern and well balanced four bedroom detached family home, built in 2021 and occupying an attractive position within the popular Quakers Walk development, fronting directly onto Quakers Walk itself. The property offers light, well planned accommodation throughout and is ideal for modern family living, further benefiting from no onward chain.

The ground floor is centred around a welcoming galleried hallway leading to a generous reception room spanning the length of the home, creating a comfortable living space. To the rear is an impressive open plan kitchen/dining room, forming the heart of the home and providing excellent space for both everyday use and entertaining, including a range of integral appliances and with doors opening out to the south facing garden. A useful utility room and ground floor W/C complete the downstairs accommodation.

Upstairs, the principal bedroom is a well proportioned double, complemented by three further bedrooms and a modern family bathroom, offering flexibility for families, guests or home working.

Outside, the south facing rear garden provides a pleasant and private outdoor space, ideal for enjoying the sun throughout the day. To the side, there is driveway parking for two vehicles along with a single garage. Smith Close is well regarded for its setting within Quakers Walk, offering easy access to local amenities, countryside walks and a convenient route back into Devizes town centre.

#### Situation

The property is very well placed with wonderful views to the front over Quakers Walk. This is a very popular development within walking distance of the town with beautiful countryside walks on your door step. 'The Trinity' primary school and a number of play areas close by make this an ideal choice for families. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### Property information

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: B

Council tax band: D

NHBC Warranty runs until October 2031

Management Company for the development is currently First Port with annual charge of £198, Please note however that the residents have formed a Limited Company which will take over from First Port in October 2025.



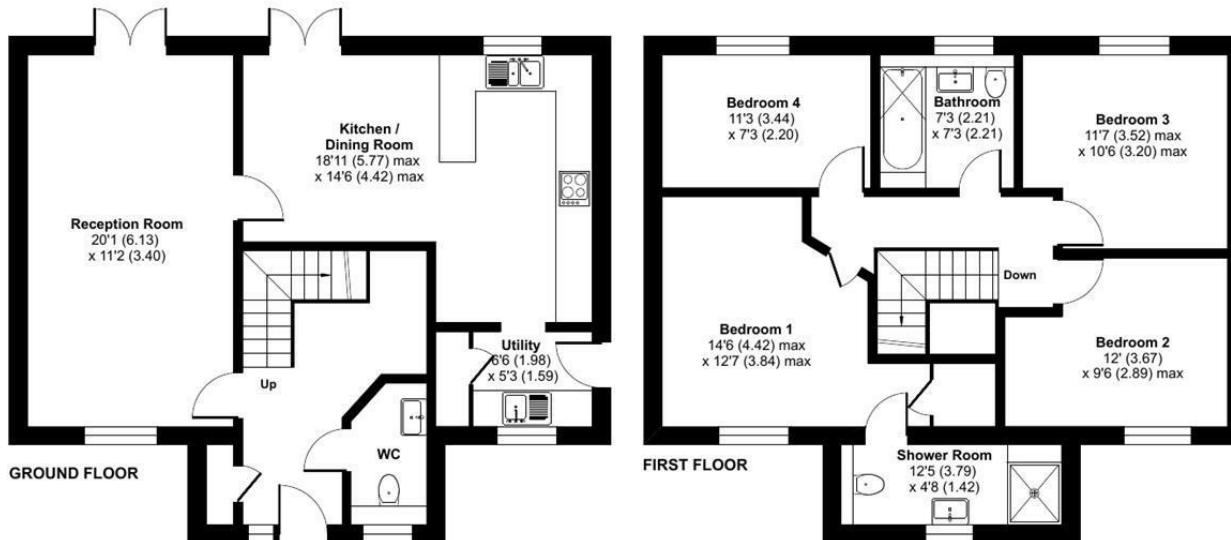
## Smith Close, Devizes, SN10

Approximate Area = 1356 sq ft / 125.9 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 1578 sq ft / 146.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Strakers. REF: 1397484

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