



📍 40 Winchcombe Avenue, Devizes, Wiltshire, SN10 2QX

🏠 Guide Price £450,000

A superbly presented family home with delightful open views to the front and offered with no onward chain.

- Stylish Detached Family Home
- Immaculately Presented Throughout
- Pleasant Outlook to the front over Quakers Walk
- 4 Bedrooms
- Contemporary En Suite & Family Bathroom
- Superb 18ft Open Plan Kitchen/Dining Room
- Light & Spacious Sitting Room
- Fully Enclosed Private Rear Garden
- Garage & Tandem Parking for 2-3 Cars
- No Onward Chain

🏠 Freehold

🏠 EPC Rating B



A superb family home set in an enviable position within this sought after development with views to the front over the delightful Quakers Walk. The property has been beautifully maintained by the current owners and the well laid out accommodation is immaculately presented with neutral decor and is light and spacious. The property is offered with no onward chain.

Internally, an entrance hall with downstairs cloakroom and LVT flooring, leads off to the stunning 18'10" x 15'1" contemporary kitchen/dining room which has a breakfast bar, French doors to the garden. It also benefits from a range of integrated appliances to include a dishwasher, fridge freezer, a 4 ring induction hob and a double oven with grill. The light sitting room takes in views of the trees on Quakers Walk to the front. On the first floor there are four bedrooms altogether, with bedroom four currently set up as a dressing room. The wardrobes can either be left to enjoy by the new owners or removed if required. A modern family bathroom and stylish en suite shower room to the principal bedroom completes the accommodation. The loft has both light and power.

Outside, to the side there is a single garage with light and power plus tandem parking for two cars. There is attractive planting to the front, with the fully enclosed rear garden having gated side access, an easterly facing aspect, an extended patio sun terrace, planted shrubs and a well kept lawn, and storage space behind the garage.

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

Council Tax: Band E

Services: All mains services are connected at the property. Gas boiler installed in 2021 and serviced in March 2025. Water softener. Fitted alarm system. All light fittings, curtains and blinds will remain,

Broadband speed up to 900Mbps

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.



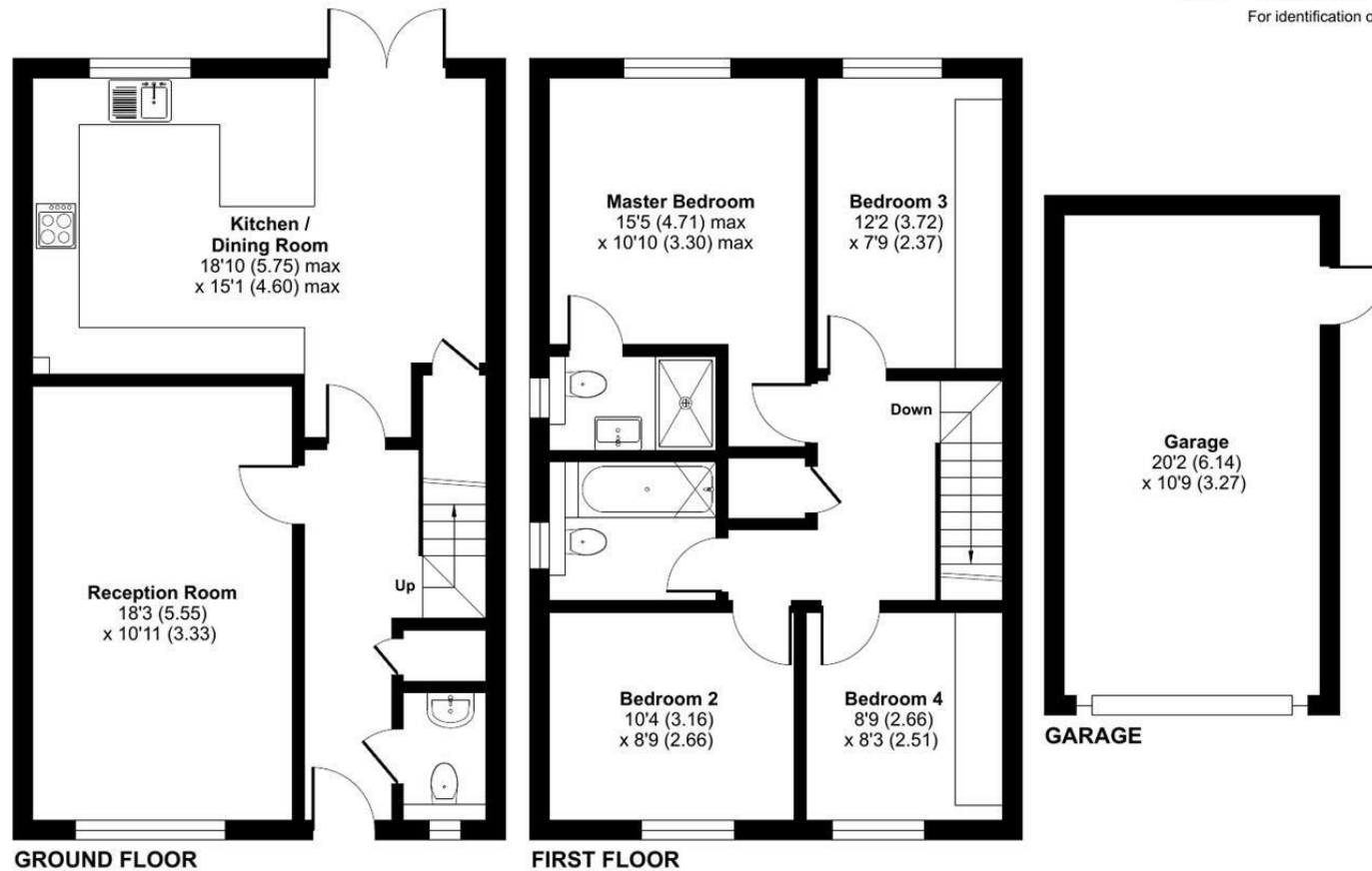
Winchcombe Avenue, Devizes, SN10

Approximate Area = 1182 sq ft / 109.8 sq m

Garage = 216 sq ft / 20 sq m

Total = 1398 sq ft / 129.8 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). © nitchcom 2025. Produced for Strakers. REF: 1335064

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