



**Crossmolina Buildings, Snuff Street, Devizes SN10 1FG**



***Welcome to***

**Crossmolina Buildings, Snuff Street, Devizes**

Situated in the charming Wiltshire market town of Devizes, this stylish one-bedroom apartment offers contemporary living in a prime town centre location. Perfectly positioned just a short stroll from an array of independent cafés, shops, and local amenities, the property combines convenience with comfort.

The apartment features a bright and airy open-plan living/kitchen space, underfloor heating and a generously sized bedroom. A private balcony provides the perfect spot to enjoy your morning coffee or unwind in the evening, overlooking the vibrant town surroundings.

Ideal for first-time buyers, professionals, or those seeking a low-maintenance pied-à-terre, this property offers a fantastic opportunity to enjoy modern living in a historic and well-connected town.





### Entrance

**Living / Kitchen Area**  
12' 6" x 21' 6" ( 3.81m x 6.55m )

**Bedroom**  
11' 6" x 9' 2" ( 3.51m x 2.79m )

**Bathroom**  
7' 7" x 4' 9" ( 2.31m x 1.45m )

### Outbuildings

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Crossmolina Buildings, Snuff Street, Devizes

- One Bedroom Apartment
- Town Centre Location
- Balcony
- Underfloor Heating
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 480.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £129,500



### Directions to this property:

Head northwest on Northgate St toward Northgate St/A361

Go through 1 roundabout

At the roundabout, take the 1st exit onto Station Rd

Turn left onto The Market Pl

Turn right onto Snuff St

Partial restricted usage road

Destination will be on the left



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DVZ106917](https://allenandharris.co.uk/Property/DVZ106917)



Property Ref:  
DVZ106917 - 0005

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