



📍 3 Hambleton Avenue, Devizes, Wiltshire, SN10 2GA

🔗 Guide Price £215,000

Well presented two bedroom coach house style property with open plan kitchen / living room, bathroom, en-suite facilities and a large garage.

- Spacious Coach House
- Two Double Bedrooms
- Open Plan Living Area
- Stylish Fitted Kitchen
- Modern Bathroom & Ensuite
- Single Garage & Parking
- Close To The Canal & Devizes Marina
- Gas Fired Central Heating
- Popular Location On The Edge Of Devizes
- Ideal FTB Home & Great Buy To Let

🏠 Freehold

🏠 EPC Rating C



A spacious and well presented 2 bedroom coach house, with its own garage, located within the ever popular Marina development towards the Northern outskirts of Devizes. An ideal home for a first time buyer or anyone looking to downsize. A great buy to let opportunity too.

Internally, stairs lead from the private entrance hall up to a long hallway leading to the light and airy open plan living area which also incorporates the stylish fitted kitchen.

French doors leads to a 'Juliet' style balcony from the living area. A contemporary bathroom suite, two well proportioned bedrooms complemented by an en-suite shower room to the master bedroom.

Externally, there is large single garage and one off road parking space situated to the side with ample visitor parking available nearby. Further benefits include UPVC double glazing and gas fired central heating.

Situation

Pleasantly situated in a popular residential location around a mile from the town centre, the property is ideally located to take advantage of the wide range of local amenities found within the historic market town of Devizes including shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The renowned 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

Tenure: Freehold
Mains Gas, drainage and electricity connected.
EPC Rating: C
Council Tax Band: B



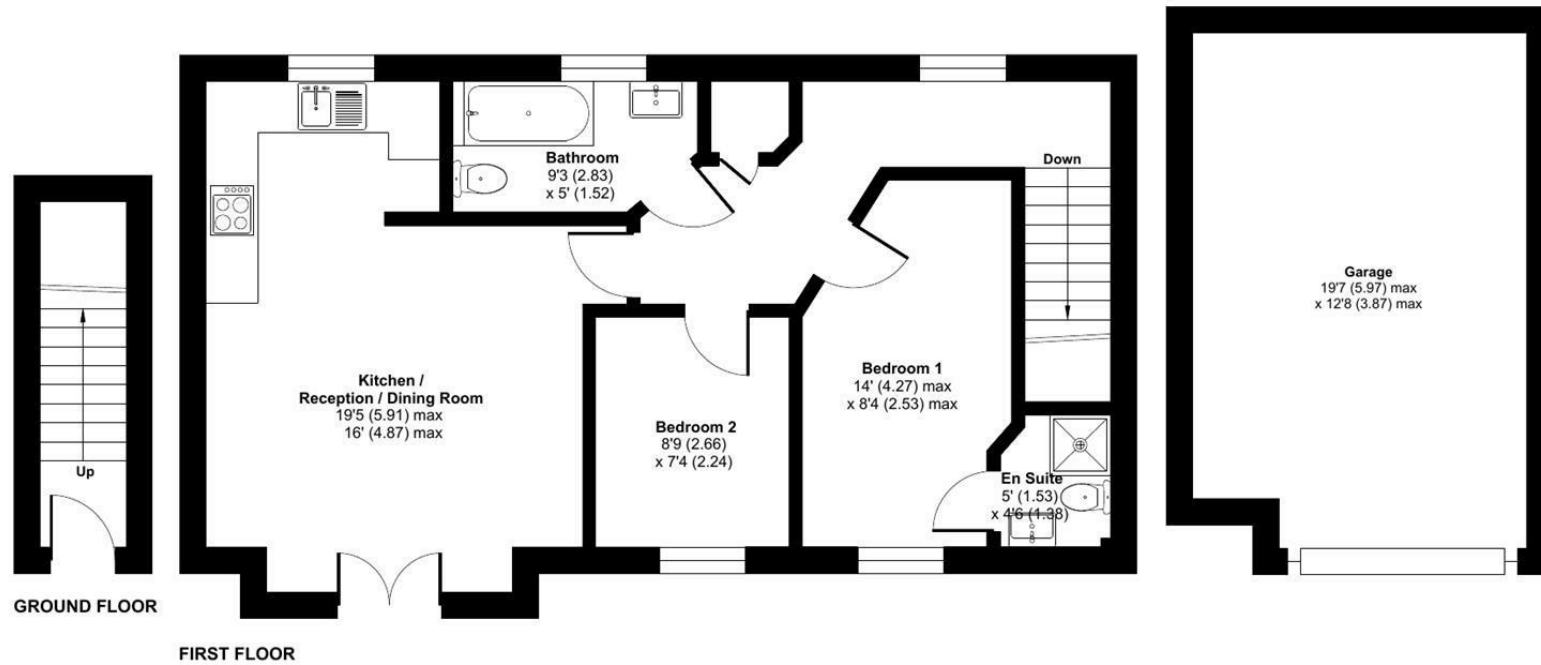
Hambleton Avenue, Devizes, SN10

Approximate Area = 667 sq ft / 61.9 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 909 sq ft / 84.3 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). © nctchemcom 2026. Produced for Strakers. REF: 1482921

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