



📍 Fourwinds, 4 Eastcott, Devizes, Wiltshire, SN10 4PJ

📄 Auction Guide £165,000

- For Sale by Online Auction
- Thursday 9th July 2026
- Lot 15
- Guide Price £165,000+

🏠 Freehold

📊 EPC Rating F



LOT 15  
FOR SALE BY ONLINE AUCTION  
THURSDAY 9th JULY 2026  
GUIDE PRICE £165,000+

2 Bedroom detached timber framed cottage set in a rural position and backing onto fields. In need of renovation with scope for extension to the side and/or rear (subject to planning).

The accommodation comprises on the ground floor; 3 reception rooms, one with large Inglenook fireplace, larder cupboard, kitchen, shower room and cloakroom. On the first floor; landing and 2 bedrooms. There is some solid fuel heating.

The Grade II listed cottage sits at the front of a L-shaped plot which extends to about 0.30 acre with long frontage to the road. Right of access over the adjoining By-way to a parking area at the top of the garden. The garden is overgrown with mature trees, shrubbery beds and derelict outbuildings. Note: Wiltshire Council claim the parking area is publicly owned and maintained, our client registered an application for possession in 2012. Further information is in the legal pack.

#### Completion Notice

The completion date shall be 9th October 2026 or earlier upon the seller giving two weeks' notice in writing to the buyer of an earlier completion date.

what3words///teachers.locate.propelled

For further information please go to our auction site.

#### Situation

Eastcott has a strong sense of community, with a village hall and a number of local events and activities throughout the year. The village is also home to a small primary school, which serves the local area. Nearby Devizes is a historic market town with a wide range of shopping and entertainment facilities, a leisure centre and primary and secondary schools. There is a thriving weekly market and the Kennet & Avon canal runs through the town providing pleasant walks and fishing.

#### Viewings

To arrange a viewing, contact: Devizes Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

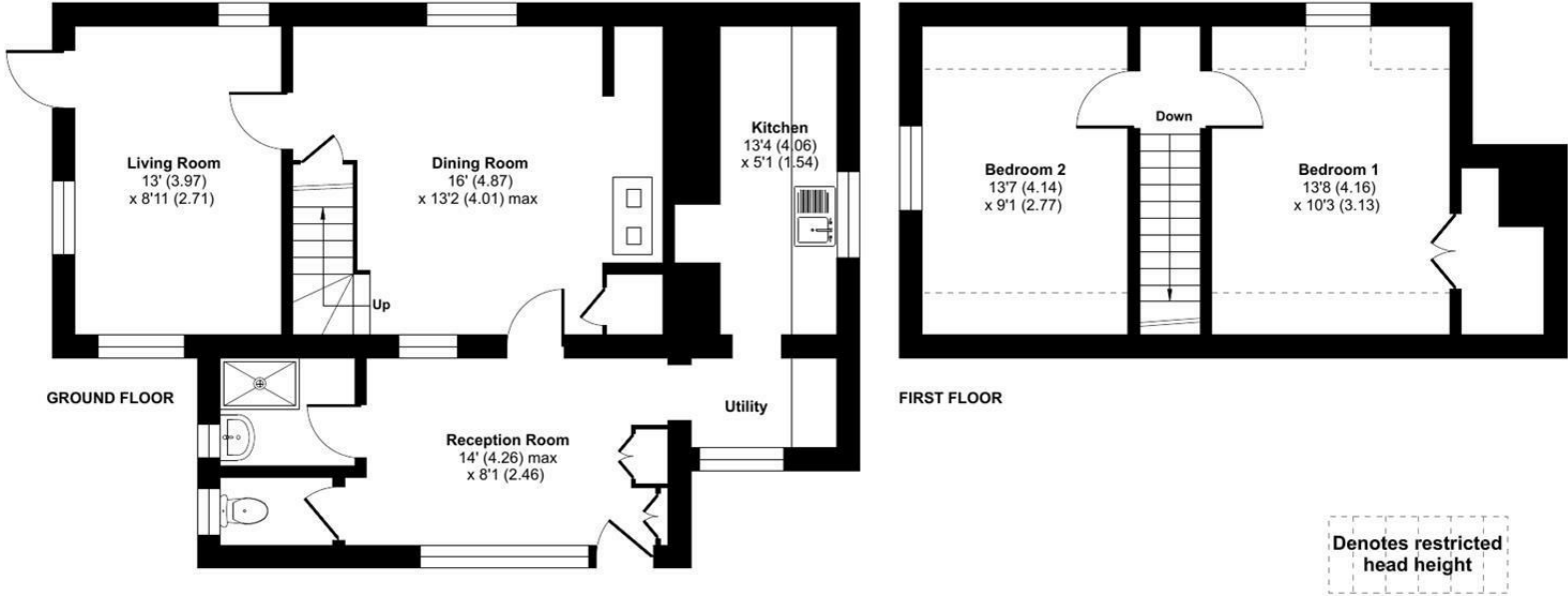
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



# Eastcott, Devizes, SN10

Approximate Area = 916 sq ft / 85 sq m  
Limited Use Area(s) = 65 sq ft / 6 sq m  
Total = 981 sq ft / 91 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). © nctchecom 2026. Produced for Strakers. REF: 1436332

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For further details 01380 723451  
devizes@strakers.co.uk

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