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2 The Mews, London Road, Devizes, Wiltshire, SN10 2DH

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Offers In Excess Of £389,000

A wonderfully spacious four bedroom townhouse backing directly onto the banks of the Kennet & Avon Canal, featuring waterside views.

- Good Sized Family Home (1314 sqft)
- Backing Onto The Kennet & Avon Canal
- Four Bedrooms
- Sitting Room With Private Balcony Overlooking The Canal
- Superb Open Plan Kitchen/Dining/Family Room
- Modern En Suite Bathroom & Shower Room
- Well Presented Interior
- Single Garage & Allocated Parking For 2 Cars
- Walking Distance Of Town
- No Onward Chain

Freehold

EPC Rating C









Offered for sale with no onward chain, this smartly presented four bedroom townhouse is arranged over three spacious floors and enjoys stunning rear views across the Kennet & Avon Canal. Ideally situated within easy reach of the charming market town centre of Devizes, the property combines good sized accommodation with an enviable waterside setting.

The accommodation features an impressively spacious open-plan kitchen, dining and family room, complete with tiled flooring, a Range-style cooker, water softener, and a good selection of fitted wall and base units. French doors from the dining area open onto a south-facing private garden, creating an ideal space for indoor-outdoor living. A useful ground floor cloakroom completes the ground floor. On the first floor, the light-filled sitting room enjoys French doors opening onto a Regency-style wrought iron balcony with delightful views over the canal, where barges and canoeists regularly pass by. Also on this floor are two bedrooms (open double and one single) and a well-appointed family bathroom. The second floor offers two further generous double bedrooms with conservation skylights and dormer windows, including a contemporary en-suite shower room to the main bedroom.

Outside, the property provides tandem off-road parking for 2 cars in front of a single garage with light, power, and an electric door. There are also 2 visitor parking spaces. The rear garden is well stocked with established plants and shrubs and includes a patio sun terrace. There is also gated access to the rear garden. Beyond the garden lies the canal bank itself, which is available to rent annually through the Canal & River Trust.

Situation
The property is conveniently located within easy walking distance of the town and has the enviable position of overlooking the canal to the rear. 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 opportunities and waterside walks. 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
N.B- Although the current owners do not rent the canal bank behind, it can be rented from the canal and river trust for approximately £400 p.a.

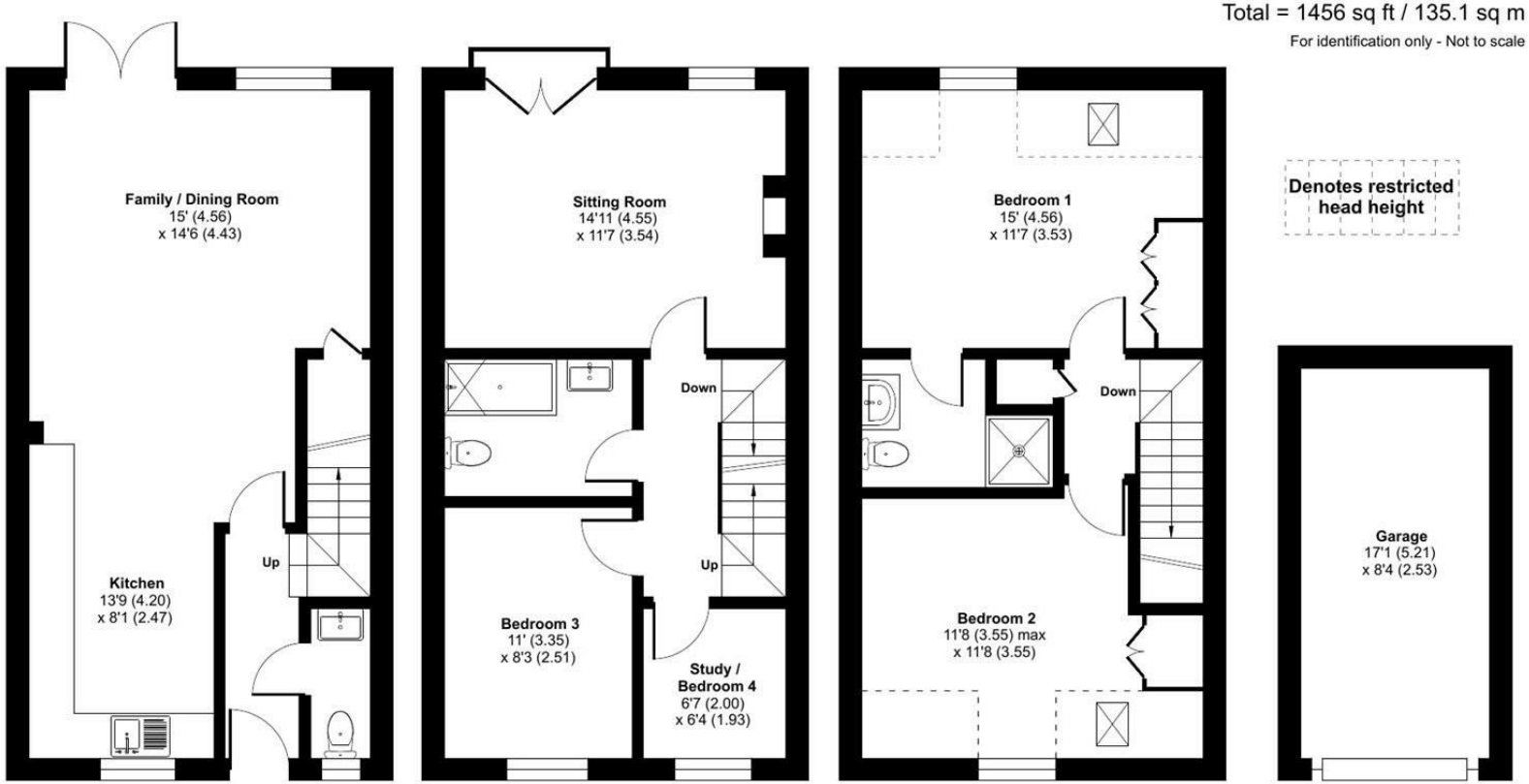






London Road, Devizes, SN10

Approximate Area = 1246 sq ft / 115.7 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1456 sq ft / 135.1 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). ©nichecom 2026. Produced for Strakers. REF: 1451967

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