



📍 11 Ruddles Field, Devizes, Wiltshire, SN10 2GR

🔗 Offers In Excess Of £250,000

An ideal first time buy or downsize, this 2-bedroom terraced home is well-presented and ready to move straight in.

- 2 double bedrooms
- mid-terrace home
- Immaculately presented throughout
- Sought after residential location
- Ideal first time buy or downsize
- 2 tandem parking spaces
- Easily maintainable rear garden
- Kitchen/diner

🏠 Freehold

🏠 EPC Rating B



A modern two-bedroom mid-terraced home, built in 2018 and well positioned within this popular development. The property benefits from two tandem parking spaces and a low-maintenance rear garden, making it an ideal first home or downsize.

On the ground floor, the accommodation comprises an entrance hall, a well-proportioned reception room, and a kitchen/dining room to the rear with access to the rear door opening onto the garden. The kitchen is fitted with a range of wall and floor mounted units, an integral electric oven with gas hob, and has space for further appliances. A cloakroom completes the downstairs layout.

Upstairs, there are two generous double bedrooms, with both bedrooms enjoying fitted storage. The family bathroom is well appointed with a modern suite.

Externally, the rear garden has been designed with ease of maintenance in mind, offering a mix of Astro turf and patio areas, ideal for seating or entertaining. To the front, there are two allocated tandem parking spaces.

Situated on the edge of Devizes, Ruddles Field offers convenient access to the town centre, schools, and local amenities.

### **Situation**

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. It is 10 miles from Pewsey which has a railway station with trains going to London, and the M4 is not far distant. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for families, with countryside and the canal right on the doorstep too.

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**

There is a service charge of around £13 PCM

Tenure: Freehold

EPC rating: B

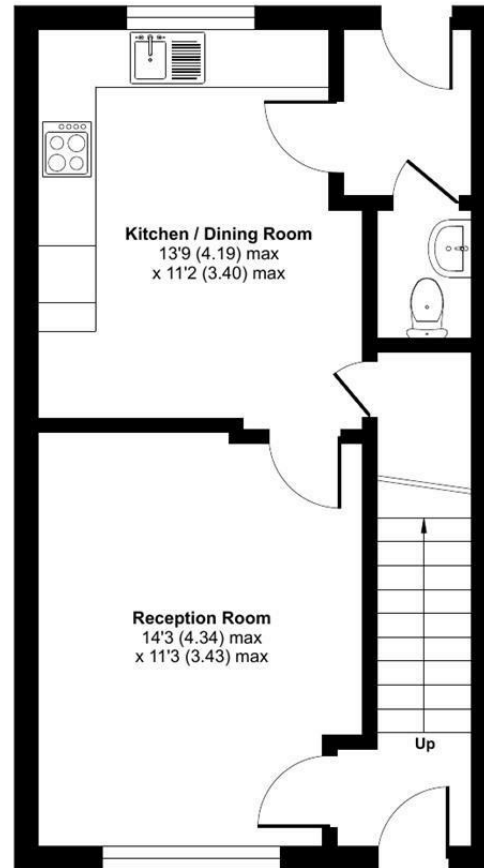
Council tax band: C



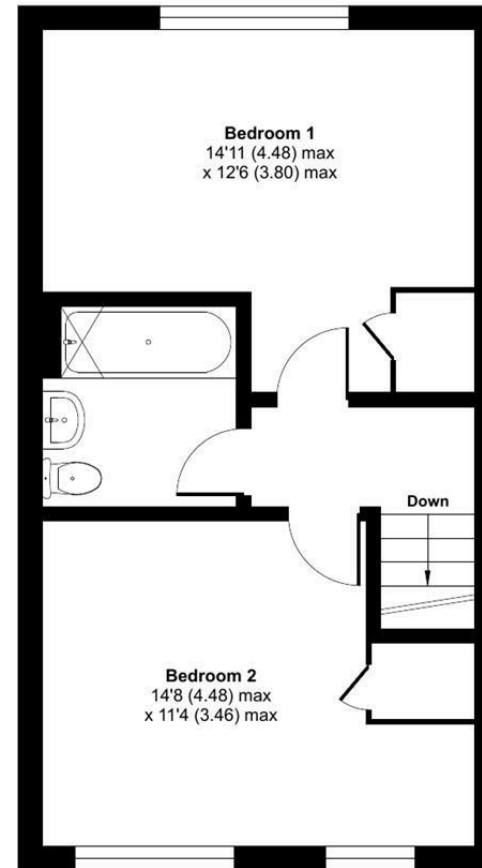
# Ruddles Field, Devizes, SN10

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1358639

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