



📍 1 Balance Row Southbroom Road, Devizes, Wiltshire, SN10 5BN

🏠 Auction Guide £75,000

- For Sale by Online Auction
- Thursday 27th August 2026
- Lot 16
- Guide Price £75,000+

🏡 Freehold

🏠 EPC Rating E



LOT 16  
FOR SALE BY ONLINE AUCTION  
THURSDAY 27th AUGUST 2026  
GUIDE PRICE £75,000+

1 Bedroom cottage situated a short walk from Devizes town centre with its numerous amenities. The property is in need of modernisation throughout.

The accommodation comprises on the ground floor; open plan living/dining/kitchen with stairs to the first floor. On the first floor; landing, double bedroom and bathroom. There is electric heating and single glazed windows.

The cottage has a small enclosed garden with access over the neighbouring rear garden. On street parking is available on nearby streets on a 'first come first served' basis.

In good order the property should achieve annual rental income of about £9,000pa.

what3words///nothing.downturn.grumbles

For further information please go to our auction site.

#### **Situation**

Devizes is a historic and thriving market town in the heart of Wiltshire, renowned for its rich heritage, attractive architecture and vibrant community. The town offers an excellent range of amenities, including independent shops, supermarkets, cafés, restaurants, schools, healthcare facilities and leisure amenities, making it a highly desirable location for owner-occupiers, investors and developers alike.

The town enjoys good transport links, with easy access to the A361 and A360, providing convenient connections to Chippenham, Marlborough, Swindon, Salisbury and the M4 motorway. Mainline railway services are available from nearby Chippenham and Pewsey, offering regular services to London Paddington, Bath, Bristol and the South West.

Devizes is perhaps best known for the impressive Caen Hill Locks on the Kennet & Avon Canal, one of the country's most remarkable feats of canal engineering, together with the historic Market Place and the renowned Wadworth Brewery. The town hosts a popular weekly market and a variety of community events throughout the year, contributing to its lively and welcoming atmosphere.

Surrounded by the rolling countryside of Wiltshire, with the North Wessex Downs National Landscape and the Avebury UNESCO World Heritage Site close by, Devizes offers excellent opportunities for walking, cycling and outdoor recreation.

Combining historic character, comprehensive amenities, excellent connectivity and a strong sense of community, Devizes remains one of Wiltshire's most popular market towns, offering broad appeal across the residential and investment property market.

#### **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.

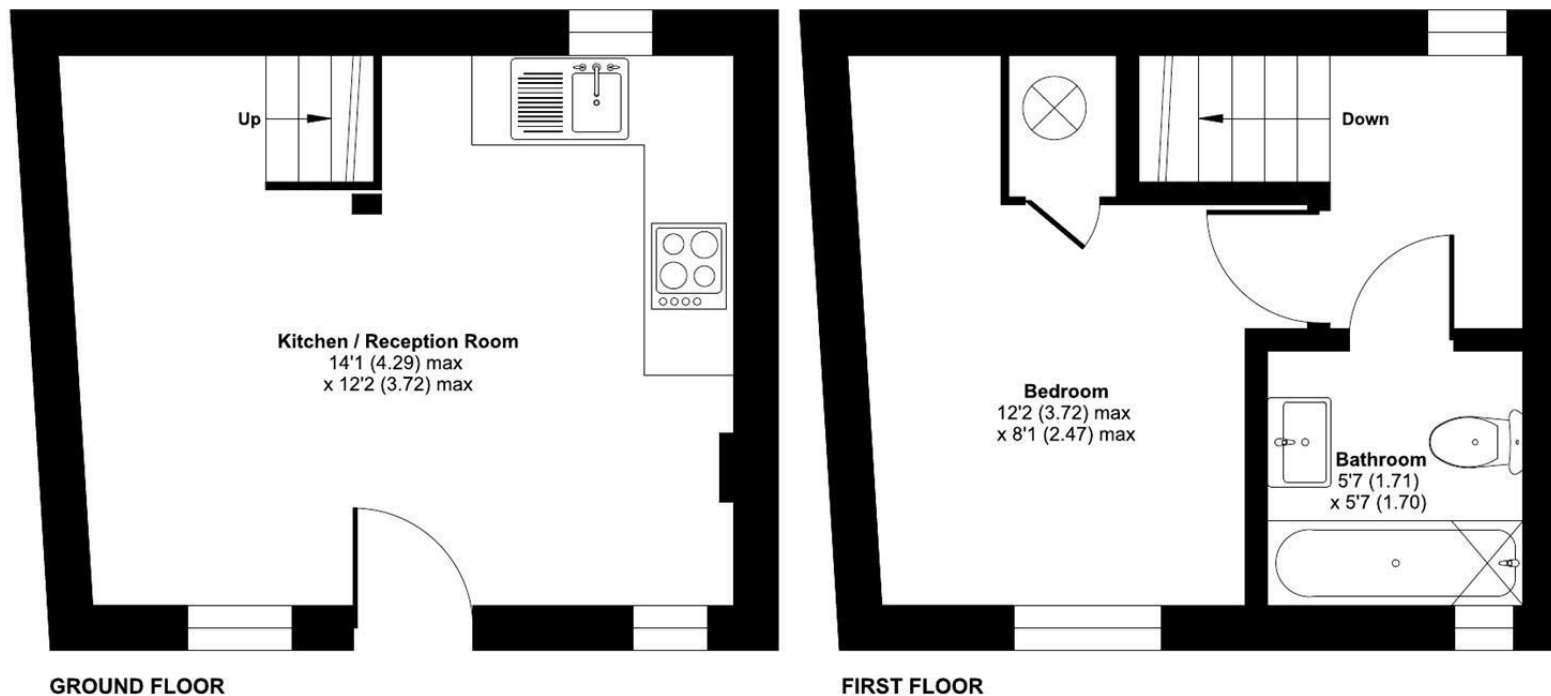
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



## Balance Row, Southbroom Road, Devizes, SN10

Approximate Area = 348 sq ft / 32.3 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). © nichecom 2026. Produced for Strakers. REF: 1494762

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