



**Mayenne Place, Devizes SN10 1QJ**



## **Welcome to**

### **Mayenne Place, Devizes**

Beautifully improved semi-detached home offering spacious modern living. Upgrades include new kitchen, bathroom, gas installation, and full re-wiring. Features entrance hall, kitchen/diner, lounge, three bedrooms, family bathroom, rear garden, garage, and driveway for two cars.

#### **Entrance Hall**

Entrance to this lovely family home which has been renovated by the current owners is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, doors leading to the lounge and kitchen/diner and space for outdoor clothing.

#### **Lounge**

17' 11" x 10' 10" ( 5.46m x 3.30m )  
Spacious lounge with ample space for lounge furniture, window to the front aspect and French doors leading to the rear patio. Fireplace with log burner and a radiator.

#### **Kitchen / Diner**

17' 11" x 13' 2" ( 5.46m x 4.01m )  
Modern kitchen/diner with a range of wall and base units with work surfaces over, stainless steel sink/drainage. Integrated appliances including oven, dishwasher and fridge/freezer, space for washing machine and tumble dryer and gas hob with extractor fan over. Two under stairs storage cupboards one of which houses the boiler. Windows to both the rear and side aspect, space for dining table and chairs, door leading to the rear garden and a radiator.

#### **Landing**

Stairs from the entrance hall leading to a spacious landing area with doors leading to all bedrooms and family bathroom, window to the rear aspect and access to a fully boarded loft with power and loft ladder.

#### **Bedroom One**

12' 2" x 10' 11" max ( 3.71m x 3.33m max )  
Spacious master bedroom with a custom made triple built in wardrobe allowing a great deal of storage, window to the front aspect, laminate flooring and a radiator.

#### **Bedroom Two**

10' 8" x 11' 2" ( 3.25m x 3.40m )  
Another good sized dual aspect bedroom with windows to both the front and side aspect, built in wardrobe and built in cupboard over stair bulkhead. Television aerial point, laminate flooring and a radiator.

#### **Bedroom Three**

8' 11" x 7' 1" ( 2.72m x 2.16m )  
Situated to the rear of the property with a window overlooking the garden, built in wardrobe, laminate flooring and a radiator.

#### **Bathroom**

7' 6" x 5' 10" ( 2.29m x 1.78m )  
Fully tiled family bathroom comprising a low level w/c, vanity wash hand basin and bath with shower over. Obscure window to the rear aspect, extractor fan and heated towel rail.





### **Front Garden**

Enclosed by low level brick wall with lawn to either side of pathway leading to the front door and gate to the side leading to the rear garden.

### **Rear Garden**

Generous rear garden enclosed by wooden fencing with hedge boundary at the bottom of the garden. Patio area to the fore, lawned areas to either side of a pathway, selection of mature shrubs.

### **Garage**

Detached garage with an up and over door to the side of the property.

### **Parking**

Driveway parking to the side of the property for two vehicles.



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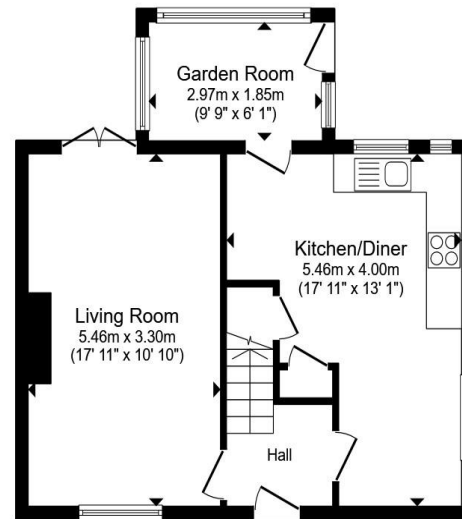
## Mayenne Place, Devizes

- Three Bed Semi Detached Family Home
- Popular Residential Area
- Renovated by Current Owner
- Garage & Parking
- Front & Rear Garden

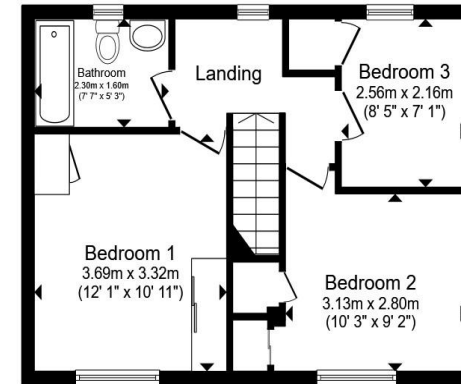
Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

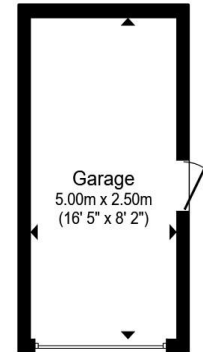
**£300,000**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 99.7 m<sup>2</sup> (1,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
DVZ106995 - 0002

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