



📍 61 Combe Walk, Devizes, SN10 2HE

🔗 Offers In Excess Of £155,000

A well-presented second floor apartment in a well-established residential area of Devizes. Boasting a car port and quiet location this makes for an ideal first purchase, downsize or investment.

- 2-double bedrooms
- Top floor apartment
- Large living/dining room
- Family bathroom and en-suite
- Car port
- Allocated parking space
- Access to shared garden space
- Well-presented throughout

🏠 Leasehold

🏠 EPC Rating C



A well-presented and spacious two double bedroom top floor apartment, ideally situated in a popular residential area within easy reach of Devizes town centre and its excellent range of local amenities.

The accommodation is light and airy throughout and comprises a welcoming entrance hall with useful storage cupboards, a generously sized reception room with ample space for both living and dining furniture, and a pleasant dual aspect. The modern kitchen is fitted with a range of wall and base units, an integrated oven and hob, and space for additional appliances, offering plenty of worktop and storage space.

There are two good-sized double bedrooms, both well-proportioned and ideal for those needing extra space for guests or home working. The accommodation further boasts a family bathroom and en-suite shower room in bedroom one.

Externally, the property benefits from a car port providing covered parking, along with an additional allocated parking space. The apartment enjoys an elevated position, providing a sense of privacy and pleasant views across the surrounding area.

An excellent opportunity for first-time buyers, downsizers, or investors seeking a well-maintained home offering generous living space, modern comfort, and convenient access to the town centre and nearby transport links.

Situation

The apartment is set in a well-established residential area, close to amenities. 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

Tenure: Leasehold

Lease details: 137 years remaining. Ground rent is £162.66 per year. Half Yearly Service Charge 1 Jul 26 - 31 Dec 26 - £108.62.

We are advised all mains services are connected.

Council tax band: B

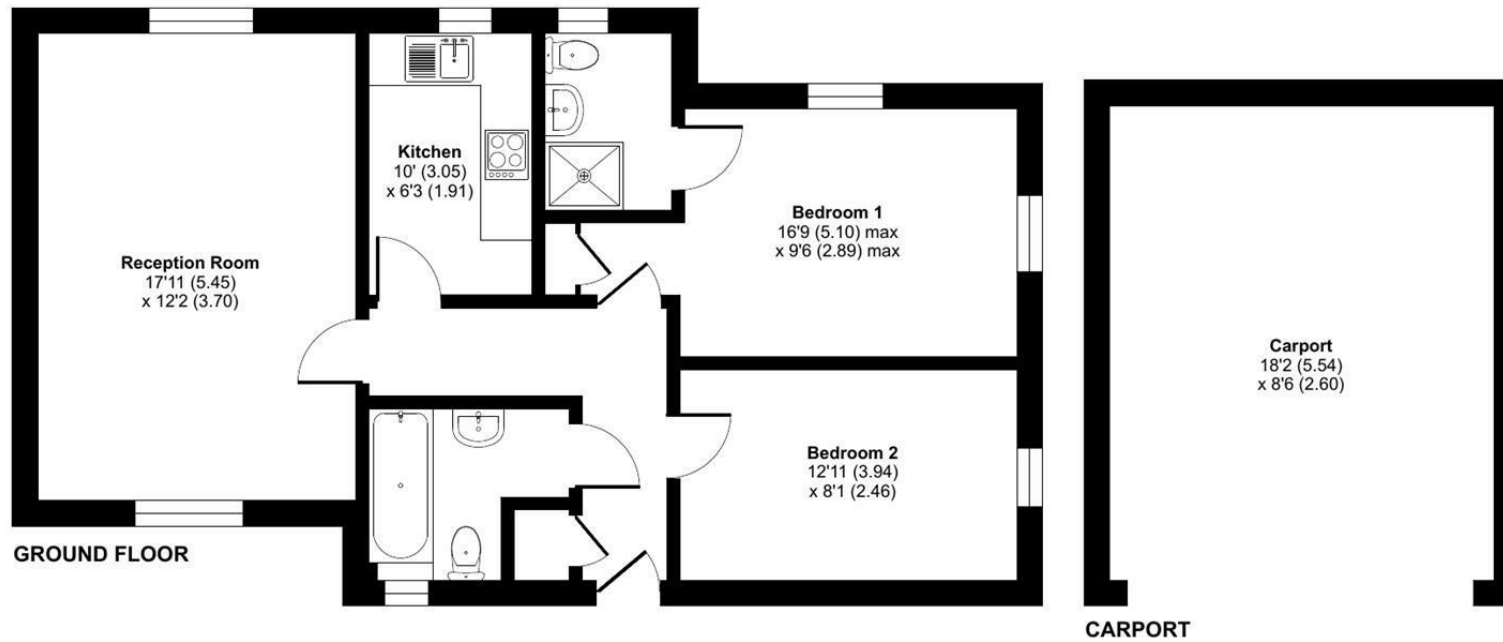
EPC rating: C



Combe Walk, Devizes, SN10

Approximate Area = 708 sq ft / 65.7 sq m (excludes carport)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1370738

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