





# Westminster Close, Devizes SN10 1BF

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*Welcome to*

# Westminster Close, Devizes

Stylish two-bedroom duplex apartment set within a desirable development on the western side of Devizes. Offering bright open-plan living, and allocated parking close to the Kennet & Avon Canal, all within easy reach of Caen Hill Locks and local amenities.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

The entrance hall provides a welcoming introduction to the property, with stairs rising to the first floor and a radiator. There is ample space for coats and footwear, while doors lead to the bedrooms and bathroom, creating a practical and well-connected entrance to the home.

## Bedroom One

The bedroom is a well-proportioned and comfortable room, offering space for a double bed and accompanying bedroom furniture. A window allows for plenty of natural light, while the neutral décor and fitted carpet create a bright and inviting space. The room also benefits from a radiator, making it ideal as a principal bedroom, guest room or home office.

## Bedroom Two

The second bedroom is another generously sized room, offering versatile accommodation ideal as a guest bedroom, home office or nursery. Benefiting from a window allowing for plenty of natural light, the room provides ample space for a bed and additional furniture, while the neutral décor and fitted carpet create a bright and comfortable atmosphere.

## Bathroom

The bathroom is fitted with a modern white suite comprising a panel-enclosed bath with shower and glazed screen, pedestal wash hand basin and close-coupled WC. Complemented by attractive contemporary tiled surrounds, tiled flooring, an extractor fan and useful mirrored storage cabinet, the room provides a practical and stylish space for everyday use.









**Landing**
Well-proportioned landing, formerly used as an office space, ideal for modern home working requirements.

**Open Plan Lounge / Kitchen**
The impressive open plan lounge/kitchen is a bright and versatile living space, enhanced by vaulted ceilings and skylight windows that flood the room with natural light. The lounge offers ample space for both seating and dining furniture, with useful built-in eaves storage adding practicality. Open to the living area, the fitted kitchen comprises a range of wall and base units with contrasting work surfaces, an inset sink and drainer, integrated oven, four-ring gas hob with extractor hood over, and additional appliances, creating an ideal layout for modern living and entertaining.

**External**
Externally, the property benefits from an allocated parking space, a private storage cupboard and a communal bin store. The development also enjoys attractive communal grounds, with the nearby Kennet & Avon Canal providing a beautiful backdrop and easy access to scenic walking and cycling routes, perfect for enjoying the surrounding countryside.

**Additional Information**
The vendor has advised that the white goods, including the washing machine, dishwasher, and under-counter fridge and freezer, will be included in the sale. The property also benefits from a recently installed modern condensing boiler providing central heating and hot water. Externally, there is a spacious lockable storage area, ideal for bicycles, outdoor equipment, and sporting gear.

**Agent Note**
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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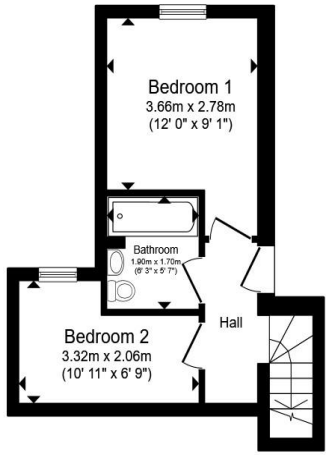
## Westminster Close, Devizes

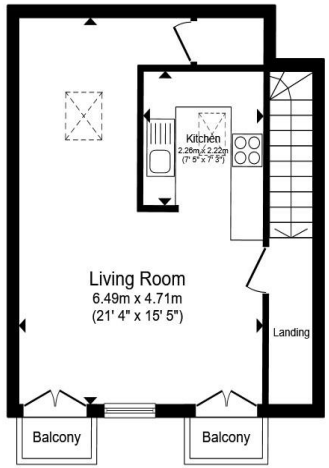
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Two-Bedroom Duplex Apartment
- Desirable Development

Tenure: Leasehold EPC Rating: C
Council Tax Band: A  Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000**




First Floor  Second Floor

Total floor area 57.5 m² (618 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

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Property Ref:
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