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📍 Plot 3, The York Zephyr Place, Devizes, Wiltshire, SN10 2UP

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📍 Plot 3, The York Zephyr Place, Devizes, Wiltshire, SN10 2UP

🏠 £535,000

A thoughtfully designed collection of 2, 3 and 4 bedroom homes in the heart of Devizes, a charming medieval town in Wiltshire.

- 4 Bedroom Detached Home
- Garage and Driveway Parking
- 1287 SqFt
- Large Open Plan Kitchen/Dining Room with Doors to the Garden
- Living Room
- Separate Utility Room
- Bedroom 1 with Ensuite and Fitted Wardrobes
- Only 1 Home Remaining in This Design
- Town Centre Location
- Opportunity to Indulge in Extras

🏠 Freehold

🏠 EPC Rating B



PLEASE CALL STRAKERS TO REGISTER YOUR INTEREST AND BOOK AN APPOINTMENT TO VIEW THE SHOW HOME and enquire about other stunning homes available in this sought-after new development.

This exceptional four-bedroom detached home is one of only two of its kind within the development. The spacious kitchen/dining room opens directly onto the garden, ideal for both everyday living and entertaining, and is complemented by a separate utility room with convenient access to the driveway. The kitchen is made by Omega kitchens with soft close doors and drawers with a built in double oven with 4 ring ceramic hob, an integrated fridge freezer and dishwasher. Upgrades are available (build stage dependent). A generous living room, downstairs W/C, and a large storage cupboard complete the ground floor.

Upstairs, the main bedroom features fitted wardrobes and a private ensuite shower room. Three additional well-proportioned bedrooms are served by a stylish family bathroom.

The property benefits from an east-facing garden and has been freshly rotavated, providing a blank canvas ready for turfing, planting, or landscaping to suit your needs. A handy outdoor tap is already in place. There is single garage (with power and lighting) and parking for 2 cars on the driveway with an electric car charging point.

#### **Situation**

The historic market town of Devizes with its stunning Georgian architecture features more than 500 listed buildings, from Devizes Castle steeped in history to Wadworth's legendary 1875 brewery. The popular weekly market dates back to 1141 and is fringed with an abundance of popular cafes and independent shops. Residents also have easy access to Stonehenge and Bath, while it's just 25 minutes to Chippenham for fast trains to London. Zephyr Place itself has been thoughtfully designed to support both people and wildlife, with green space and a strong emphasis on enhancing the area's biodiversity. From here, you have the freedom to explore miles of countryside and ancient pathways, including the spectacular Caen Hill Locks – the most impressive flight on the UK's waterways and a designated scheduled Ancient Monument.

#### **Property Information**

Council Tax: TBC as new build

Predicted 'B' EPC Rating

Services: Mains water, drainage and electricity. Air source heat pump.

#### **Agents Note**

Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. Computer Generated Images of the property are indicative and for illustration purposes only. Internal images shown are an example of the house type and are not specific to this exact plot. Photos shown are of street scenes and locations within Devizes and the surrounding local area. Please note that the specification was correct at the time of going to print but Redcliffe Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address.



# YORK

## PLOTS 3 & 7

A thoughtfully designed, spacious family home featuring a bright open-plan kitchen and dining area, ideal for everyday living and entertaining. A separate living room provides a relaxing retreat, while a practical utility room adds convenience. Upstairs, the main bedroom benefits from its own en-suite, complemented by three further bedrooms and a sleek, modern family bathroom.



### GROUND FLOOR

|                     |                 |                 |
|---------------------|-----------------|-----------------|
| Kitchen/Dining Area | 7503mm x 3678mm | 24' 7" x 12' 1" |
| Living Room         | 3455mm x 4607mm | 11' 4" x 15' 1" |



### FIRST FLOOR

|           |                 |                 |
|-----------|-----------------|-----------------|
| Bedroom 1 | 3455mm x 3593mm | 11' 4" x 11' 9" |
| Bedroom 2 | 4456mm x 3010mm | 14' 7" x 9' 11" |
| Bedroom 3 | 3926mm x 2490mm | 12' 11" x 8' 2" |
| Bedroom 4 | 2927mm x 2585mm | 9' 7" x 8' 6"   |

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.