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7 Erghum Lane, Devizes, Wiltshire, SN10 2GT

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7 Erghum Lane, Devizes, Wiltshire, SN10 2GT

Guide Price £465,000

An meticulously presented 4-bedroom detached townhouse in a sought after location. Boasting a beautifully designed garden, garage and private driveway parking, this truly is a home that needs to be viewed.

- 4-bedrooms
- Detached townhouse
- Incredibly well-presented
- Beautifully landscaped rear garden
- Generous principal bedroom with en-suite
- Garage and private driveway parking
- Sought after location
- NHBC until 2029

Freehold

EPC Rating B









An incredibly well-presented four-bedroom detached townhouse, situated within a sought-after residential area of Devizes and offering bright, spacious accommodation arranged over three floors. Thoughtfully finished throughout, the property combines generous living space with excellent storage, a beautifully landscaped rear garden, garage and private driveway parking.

The ground floor begins with a welcoming entrance hall and useful cloakroom. To the front is a generous reception room with bay window, creating a comfortable and naturally light main living space. To the rear, the impressive kitchen/dining room forms the heart of the home, offering excellent cupboard and worktop space alongside plenty of room for family dining and entertaining. French doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces.

The first floor provides three well-proportioned bedrooms together with a family bathroom, while the entire second floor is dedicated to the superb principal suite, comprising a particularly generous bedroom with en-suite shower room. All four bedrooms benefit from fitted wardrobes, complemented by further built-in storage throughout the property.

The home has been finished with considerable attention to detail, including recessed lighting through the principal living areas, pendant lighting within the bedrooms and fitted shutters or blinds throughout.

Externally, the rear garden has been beautifully landscaped with ease of maintenance in mind, providing an attractive space for relaxing and entertaining. Patio lighting and spotlights within the planters create a particularly inviting setting during the evenings. A private driveway leads to the substantial garage, with an additional flexible utility/storeroom positioned to the rear, fitted with useful storage and a worktop bar.

Erghum Lane is a highly regarded location within Devizes, conveniently placed for access to local amenities, schools and town centre.

Situation
The property is set on the edge of Devizes with easy access to Marlborough and Swindon. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for young families, with countryside and the canal right on the doorstep too.

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, 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
We are advised all mains services are connected.
There is a service charge for the management of the estate of £247.65 p.a. and is paid until 30/06/27.
Tenure: Freehold
EPC rating: B
Council tax band: E







Erghum Lane, Devizes, SN10

Approximate Area = 1641 sq ft / 152.4 sq m
(excludes restricted head height & includes garage / workshop)
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: 538054

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For further details 01380 723451
devizes@strakers.co.uk

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