





JOIN us on SATURDAY 21ST MARCH between 11-3PM for an OPEN DAY at Zephyr Place, Devizes. Please call STRAKERS to book an APPOINTMENT.

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.

Plot 24 is an attractive three-bedroom detached home, thoughtfully designed to suit modern living. The heart of the property is a generous open-plan kitchen and dining area, complete with a central island and French doors opening onto the south-west facing rear garden, creating a bright and sociable space. The contemporary Omega kitchen is beautifully finished with soft-close doors and drawers, laminate worktops with matching upstands, a built-in single oven with four-ring ceramic hob, and an integrated fridge freezer, with a range of optional upgrades available, subject to build stage. A generous living room provides a welcoming space to relax, whilst the downstairs W/C adds everyday convenience.

The first floor offers a well-proportioned principal bedroom benefitting from a private ensuite shower room, alongside two further bedrooms and are served by a stylish family bathroom.

Externally, the property features a driveway providing parking for up to three vehicles and includes an electric vehicle charging point. The fully enclosed rear garden enjoys a desirable south-west aspect and has been rotavated and levelled, presenting a blank canvas for landscaping and outdoor enjoyment, along with a practical external tap.

#### 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 Notes

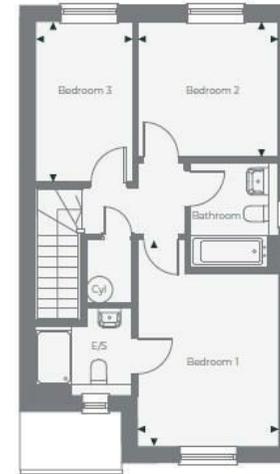
Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. Computer Generated Images of the property are indicative and for illustration purposes only. Internal images shown are taken from other Redcliffe Homes and are an example of the specifications available. 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.



# SHERSTON

PLOTS 5, 22, 24, 25, 26, 42, 44, 45 & 46

A stylish and inviting three-bedroom home thoughtfully designed for modern living. At its heart is a spacious open-plan kitchen and dining area, complete with a central island. A separate lounge provides a peaceful retreat for relaxation. The generous main bedroom boasts a luxurious en-suite, while two additional well-proportioned bedrooms share a contemporary family bathroom.



## GROUND FLOOR

Kitchen/Dining Area	5366mm x 3823mm	17' 7" x 12' 7"
Living Room	3116mm x 5343mm	10' 3" x 17' 6"

## FIRST FLOOR

Bedroom 1	3116mm x 4534mm	10' 3" x 14' 11"
Bedroom 2	3106mm x 2959mm	10' 2" x 9' 8"
Bedroom 3	2140mm x 3525mm	7' 0" x 11' 7"

◀▶ 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.

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