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25 The Paddock, Market Lavington, Wiltshire, SN10 4BP

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25 The Paddock, Market Lavington, Wiltshire, SN10 4BP

£235,000

A smartly presented 2-bedroom semi-detached village home. Offered to the market with no onward chain, private rear garden and a garage.

- 2-bedrooms
- Semi-detached home
- Garage and driveway parking
- No onward chain
- Smartly presented throughout
- Private enclosed rear garden
- Quiet village location

Freehold

EPC Rating D









A smartly presented two-bedroom semi-detached home, pleasantly positioned within a quiet residential setting in the popular village of Market Lavington. Offered to the market with no onward chain, the property benefits from a private enclosed rear garden, driveway parking and a garage, making it an ideal first-time purchase, downsize or investment opportunity.

The ground floor begins with a welcoming entrance hall leading through to a generous reception room, providing a comfortable main living space with plenty of room for relaxing and entertaining. To the rear, the kitchen is well arranged with a good range of cupboard and worktop space, while the adjoining conservatory provides useful additional reception space and direct access onto the garden.

Upstairs, there are two well-proportioned bedrooms arranged around a central landing, including a comfortable principal double bedroom and a further bedroom suitable for guests, a child's room or home office. A neatly presented shower room completes the accommodation.

Externally, the property enjoys a private and enclosed rear garden, providing an attractive and manageable space for outdoor dining and relaxation. Driveway parking leads to the garage, offering useful additional storage.

The Paddock is well placed within the sought-after village of Market Lavington, which offers a good range of local amenities, countryside walks and a strong community feel, while Devizes is within easy reach for a wider selection of shops, cafés and everyday facilities.

Situation
The property is located in a popular village development that is close to shops. This popular Wiltshire village benefits from extensive amenities including a primary and secondary school, a doctor's surgery, a public house, an active village hall and a church. There is a pharmacy, grocery store, Post Office, butchers and hairdressers in the village. Market Lavington lies some five miles south of the bustling market town of Devizes and the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within commuting distance.

Property information
Electric storage heaters. We are advised mains water, drainage and electricity are connected.
Tenure: freehold
EPC rating: D
Council tax band: B

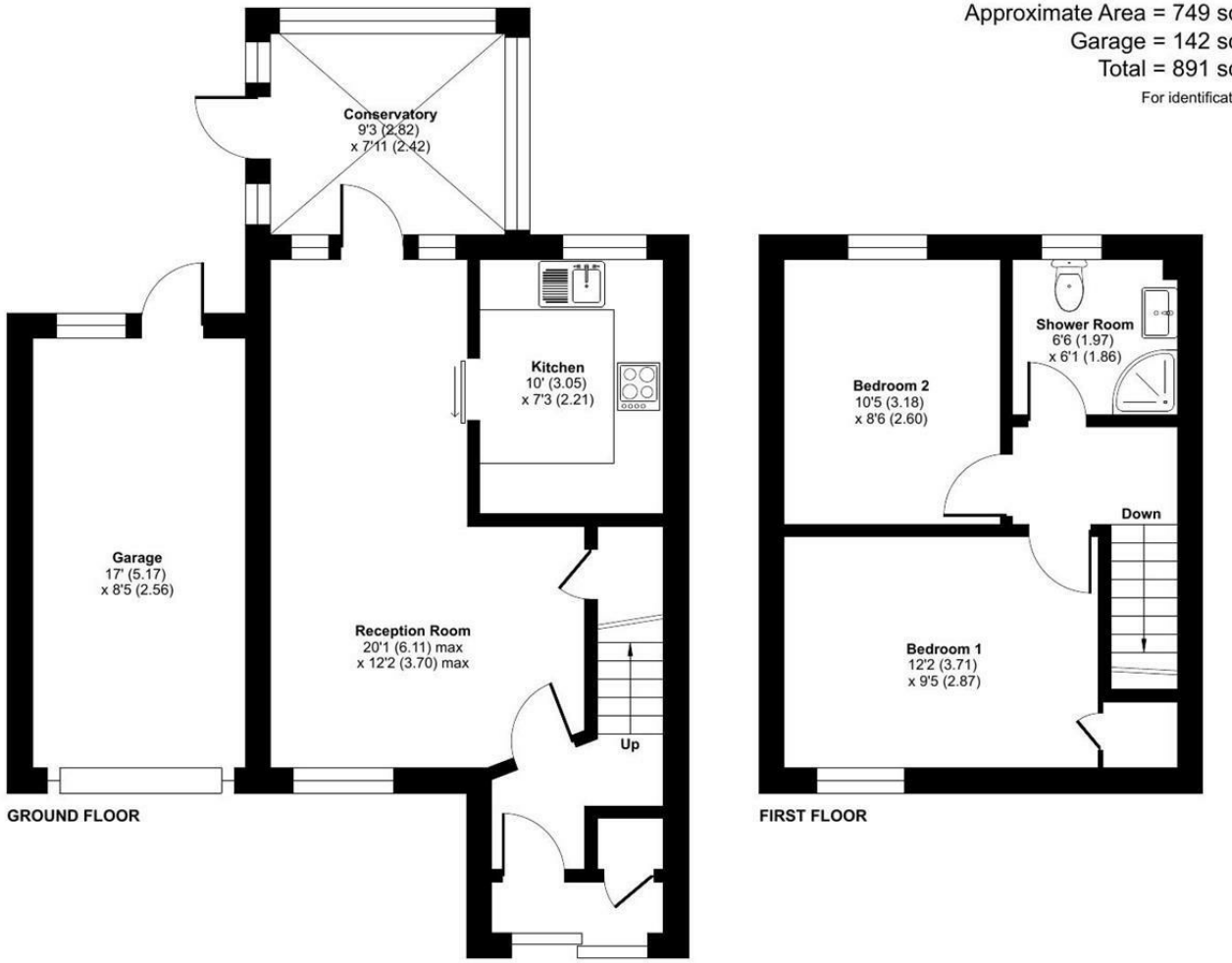






The Paddock, Market Lavington, Devizes, SN10

Approximate Area = 749 sq ft / 69.5 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 891 sq ft / 82.6 sq m
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: 1537502

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