



📍 17 Slopers Lea, Devizes, SN10 2GU

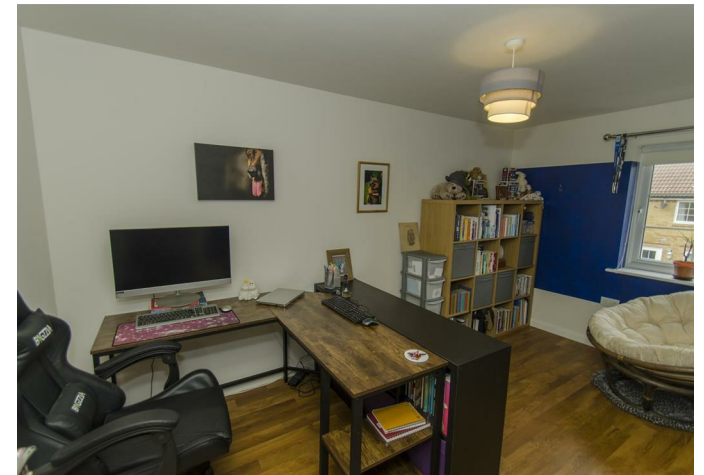
🏠 Guide Price £290,000

A delightfully presented 3-bedroom end of terrace home situated in the popular Lay Wood development.

- Well-presented throughout
- 3-bedroom end of terrace home
- 2 tandem parking spaces
- Highly regarded Lay Wood development
- Fully enclosed rear garden
- Generous kitchen/diner
- 2 double bedrooms
- Close to amenities

🏡 Freehold

📊 EPC Rating B



Set within the popular Lay Wood development, this well-presented three-bedroom end-of-terrace home offers modern, comfortable living in a sought-after location on the outskirts of town. The property is ideal for couples, young families or those seeking a low-maintenance, move-in-ready home with good access to local amenities and countryside walks.

On the ground floor, a welcoming hall leads into a generous dual aspect lounge, filled with natural light and offering plenty of room for the family or entertaining. To the rear sits a kitchen/dining room, complete with ample work surfaces, modern units and space for a family dining table, with a useful W/C and understairs storage completing the ground floor accommodation.

Upstairs, the first floor provides three well-proportioned bedrooms, including a comfortable main bedroom, two further bedrooms ideal for children or home working, and a neatly appointed family bathroom with shower over the bath.

Outside, the property benefits from an enclosed rear garden and to the side of the house there is tandem parking for two cars.

A smart, modern home in a desirable setting. An early viewing is recommended.

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, cinema, 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.

Tenure: Back to back staircasing will be carried out and the property will be offered as freehold upon completion.

Council tax band: C

EPC rating: B



Dimensions	
Ground Floor	
Total	603 sqm
Living/Dining	237 sqm (2,527 sq ft)
Kitchen	107 sqm (1,151 sq ft)
Hall	158 sqm (1,707 sq ft)
*All dimensions are in ft	
**All measurements are approximate	



Lay Wood, Devizes - 3 Bedroom House - Ground Floor
 PLOTS 162, 167, 172, 202 & 204

*While we endeavour to make our property plans fair, accurate and reliable, they are only a general guide to the property and may be subject to change. Some plots may also be 'handheld', speak to our team for more information.

Dimensions	
First Floor	
Total	453 sqm
Bedroom 1	139 sqm (1,491 sq ft)
Bedroom 2	139 sqm (1,491 sq ft)
Bedroom 3	63 sqm (678 sq ft)
Bath	102 sqm (1,097 sq ft)
*All dimensions are in ft	
**All measurements are approximate	



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