



📍 39 Combe Walk, Devizes, Wiltshire, SN10 2HE

🏠 £116,000

A top floor two bedroom apartment located close to amenities. Offered to the market under the Homes4Wiltshire discounted scheme, with an allocated parking space and no onward chain.

- Top floor apartment
- Two double bedrooms
- Homes4Wiltshire discounted scheme
- No onward chain
- Allocated parking space
- Close to amenities
- Ideal for first time buyers or downsizers

🏠 Leasehold

🏠 EPC Rating D



A well-proportioned two-bedroom top floor apartment, offered for sale under the Homes4Wiltshire Discount Market Scheme, providing an excellent opportunity for eligible buyers to secure an affordable home in a popular residential area of Devizes. Benefitting from one allocated parking space, the property is ideally suited to first-time buyers looking to take their first step onto the property ladder.

The accommodation comprises a welcoming entrance hall leading through to a bright and spacious sitting/dining room, providing an excellent area for both relaxing and entertaining. The separate kitchen is fitted with a range of units and offers ample space for everyday living. There are two well-proportioned bedrooms, making the property suitable for a variety of buyers, together with a family bathroom fitted with a white suite and shower over the bath.

Externally, the apartment benefits from one allocated parking space and is situated within a well-maintained residential development, conveniently positioned close to local amenities, schools and transport links.

Offering low-maintenance living in a convenient location, this is an excellent opportunity to purchase an affordable home through the Homes4Wiltshire Discount Market Scheme. Early viewing is highly recommended.

#### **Situation**

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**

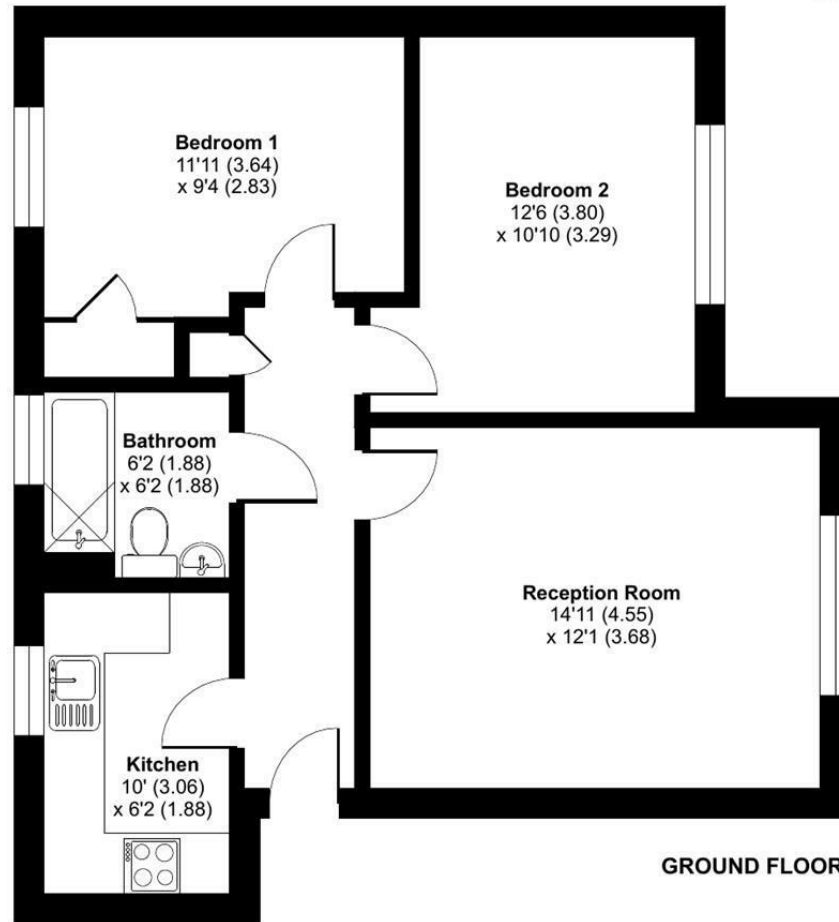
We are advised that all mains services are connected.  
Tenure: Leasehold - term is 155 years from September 2007.  
Ground rent: £310 per annum.  
Service charge: £83.66 per month totalling £1,003.83 per annum.  
Council tax band: B  
EPC rating: D



# Combe Walk, Devizes, SN10

Approximate Area = 613 sq ft / 56.9 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). © nctchem 2026. Produced for Strakers. REF: 1488642

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