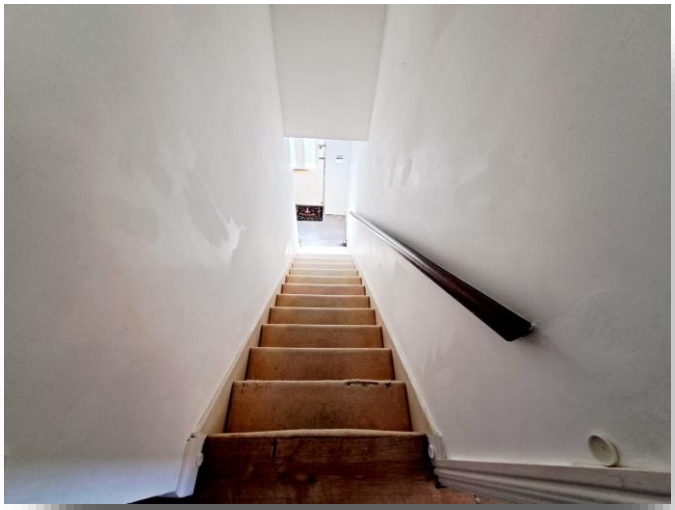

Festival Close, Devizes SN10 5AU

allen & harris

Welcome to

Festival Close, Devizes

- Spacious Two Bed Maisonette
- Bright Living/Dining Room
- Quiet Residential Cul-de-sac Location
- Allocated Parking
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000

Entrance Hall
Entrance to this spacious maisonette situated in a desirable location within the Wiltshire market town of Devizes is via the front door leading into the entrance hall with stairs leading up to the accommodation and ample space for outdoor clothing and shoes.

Lounge / Diner
17' 9" x 10' 6" (5.41m x 3.20m)
A bright dual-aspect lounge/diner featuring windows to the front and side, allowing an abundance of natural light. The room offers ample space for both lounge and dining furniture and benefits from a television aerial point and laminate flooring.

Kitchen
10' x 5' 5" (3.05m x 1.65m)
The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a stainless-steel sink and drainer. Integrated appliances include an oven and hob with extractor hood over. There is space and plumbing for additional appliances. The boiler is neatly housed within a cupboard, and the room is finished with laminate flooring.

Inner Hall
Access to bedrooms and bathroom, airing cupboard and a further built in storage cupboard.

Bedroom One
10' 11" x 10' 3" (3.33m x 3.12m)
Generous bedroom with a window to the side aspect, laminate flooring and a radiator.

Bedroom Two
9' 4" x 7' 2" (2.84m x 2.18m)
Another good sized bedroom with a window to the front aspect, laminate flooring and a radiator.

Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)
Fitted bathroom comprising a low level w/c, wash hand basin with mixer tap and bath with shower over. Extractor fan, tiled flooring and a radiator.

Parking
Allocated parking for one vehicle.

view this property online allenandharris.co.uk/Property/DVZ107274

The Property Ombudsman

Property Ref:
DVZ107274 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

01380 729900

devizes@allenandharris.co.uk

4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.