



📍 10 Rider Close, Devizes, SN10 2RP

🔗 Guide Price £178,000

A well proportioned one double bedroom starter home, set close to Devizes Marina, benefitting from allocated parking, a private garden and no chain.

- An ideal starter home or buy-to-let
- Situated close to Devizes Marina and the Kennet & Avon Canal
- Well maintained mid terrace home
- Private fully enclosed rear garden
- One double bedroom
- Good size sitting/dining room
- Fitted kitchen
- Bathroom
- 2 parking spaces
- No chain

🏠 Freehold

📊 EPC Rating D



A well-proportioned one double bedroom starter home, ideally located close to Devizes Marina, the scenic Kennet & Avon Canal and convenient bus services. Offered with no onward chain, this mature mid-terrace property presents an excellent opportunity for first-time buyers or buy-to-let investors with an estimated rental income of £850 to £875pcm.

The accommodation includes a good-sized sitting/dining room, a fitted kitchen, one generous double bedroom, and a bathroom. The house is ready to move straight in to, while still offering scope to refurbish it to one's own tastes and requirements

Externally, the property benefits from a private, fully enclosed rear garden, with a shed and a patio opening on to a lawn—perfect for relaxing or entertaining. There is also the added advantage of two allocated parking spaces for the property, a rear gate and new fences.

This is a great opportunity to purchase a well-located and low-maintenance home in a desirable area.

#### **Situation**

The property is located on the edge of Devizes close to the Marina, a stone's throw from the canal and Devizes Marina which includes a café and 'The Hourglass' public house as well as offering easy access to town and the local villages of Bishops Cannings, Coate and Stert. 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, a 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, Trowbridge and Chippenham are all within a 30 mile radius.

#### **Property Information**

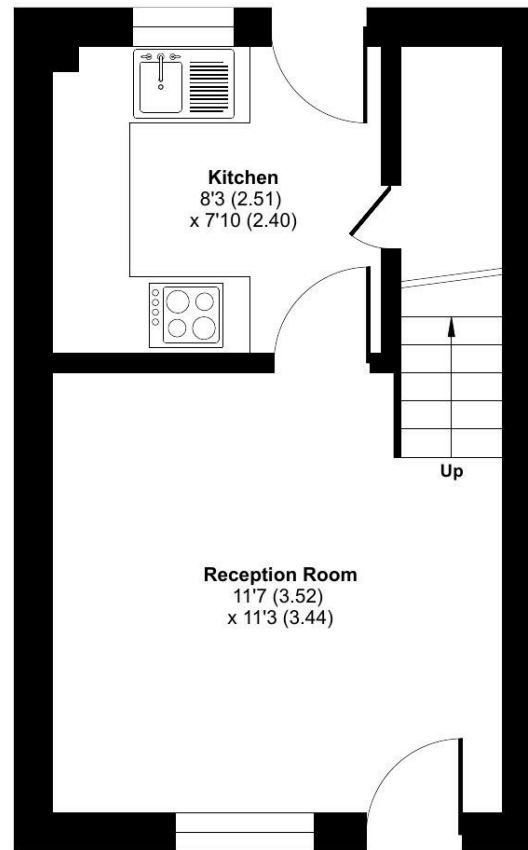
Services: Electric storage heaters. We are advised mains water, drainage and electricity are all connected. The owner has had replacement windows and doors. Council tax band: B



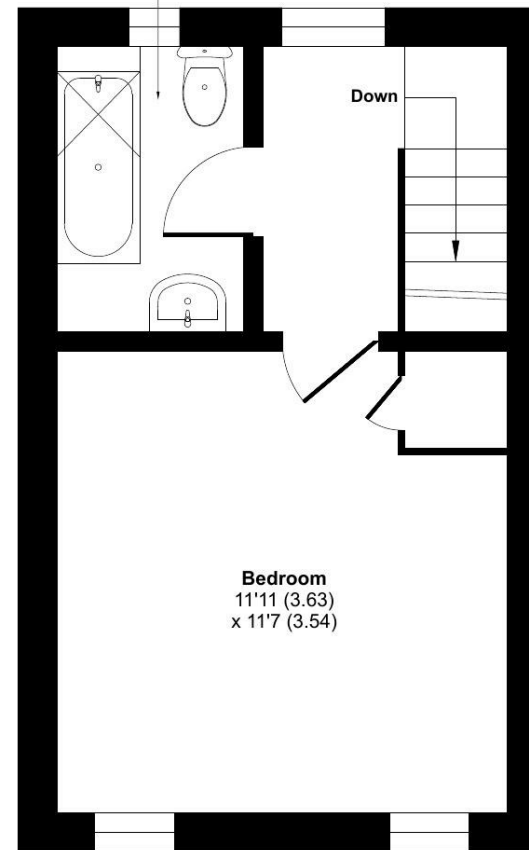
# Rider Close, Devizes, SN10

Approximate Area = 454 sq ft / 42.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Strakers. REF: 1442010

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.