



📍 8 Maslen Close, Devizes, Wiltshire, SN10 3RZ

🏠 Guide Price £245,000

A smartly presented 2 bedroom semi detached home with a generous layout of over 960sqft.

- Good Sized Semi Detached Home
- Two Double Bedrooms
- Modern Kitchen
- Sitting Room & Separate Dining Room
- Conservatory
- Bathroom With Separate WC
- 2 Tandem Parking Spaces
- Private Fully Enclosed Garden
- Close to a Good Primary School
- Gas Fired Central Heating

🏠 Freehold

🏠 EPC Rating C



A charming two double bedroom semi detached home with a private mature garden, enjoying off road parking for two cars and a good amount of overall living space.

Located in this popular area of town, within walking distance of a primary school and open countryside, this generously proportioned home is a must view.

Internally, a wide entrance hall has a glass panelled door opening into a 16ft sitting room with a feature fireplace with stone surround (currently not in use). A modern fitted kitchen that comes with a cooker, a washing machine, a tumble dryer and fridge/freezer, is open plan into a separate dining room which in turn has French doors into a conservatory that overlooks the garden. On the first floor, there are two double bedrooms, one with fitted wardrobes, complemented by a modern bathroom with separate WC.

Outside, to the side is a driveway providing tandem parking for two cars. The fully enclosed rear garden has some new fence panels , a shed, a lawn, patio sun terrace and established shrubs. The property also benefits from all mains services including gas fired central heating.

#### **Situation**

The property is nicely appointed within this established cul de sac, and is within easy walking distance of a good primary school. 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**

Council Tax Band: B

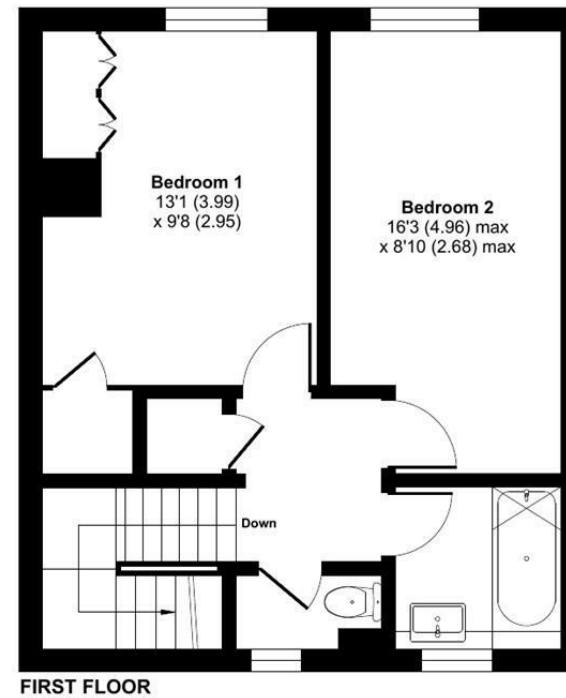
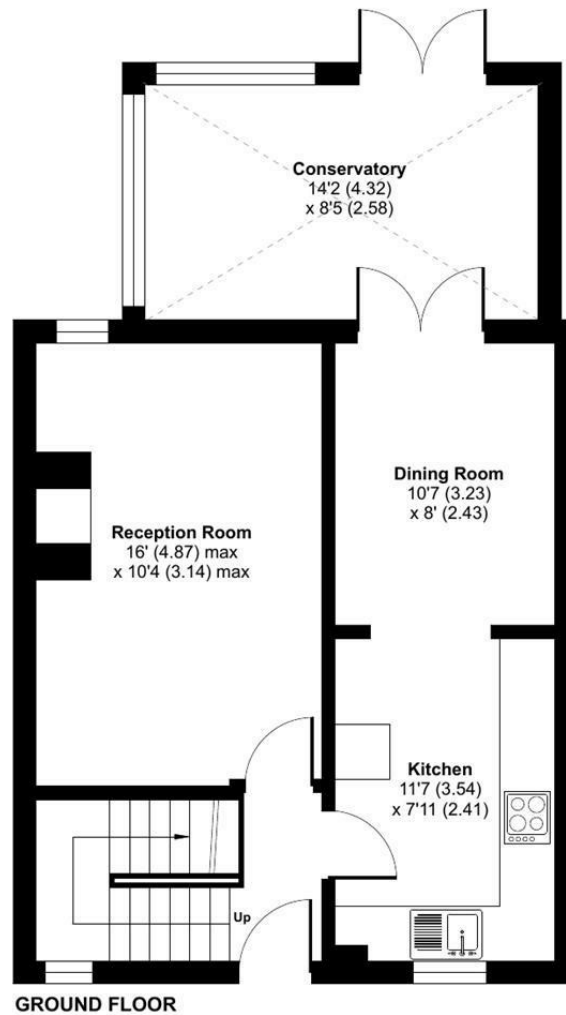
Services: All mains services are connected.



# Maslen Close, Devizes, SN10

Approximate Area = 965 sq ft / 89.6 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). © ntechcom 2025. Produced for Strakers. REF: 1326044

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.