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📍 5 The Old Brewery Northgate Street, Devizes, Wiltshire, SN10 1FH

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🏠 Guide Price £185,000

A light-filled and well-proportioned two-bedroom ground floor apartment, forming part of a striking Victorian brewery conversion by highly regarded local builders Gaigers.

- Character apartment
- Ground floor
- Stylish modern finish
- Town centre location
- Allocated parking space
- 2 bedrooms
- Quality kitchen & bathroom

🏠 Leasehold - Share of Freehold

🏠 EPC Rating E



Tucked away within an attractive courtyard setting, this beautifully presented ground floor apartment forms part of an impressive Victorian brewery conversion by renowned local builders Gaigers. The property successfully combines period character with modern finishes, offering generous living space and excellent natural light throughout.

The accommodation is entered via a welcoming entrance hall, leading through to a sleek, well-appointed kitchen fitted with an electric oven and hob, integrated dishwasher, washing machine, and fridge/freezer. The kitchen opens into a bright and spacious living and dining area, creating an ideal space for both everyday living and entertaining.

There are two well-proportioned bedrooms, including a spacious principal bedroom enjoying a pleasant outlook over the courtyard. The second bedroom benefits from built-in storage, making practical use of the space. A contemporary bathroom, fitted with a shower over the bath and a heated towel rail, completes the accommodation.

Externally, the property benefits from an allocated parking space together with access to a communal bin store. Situated in the heart of Devizes, the apartment is within easy reach of a wide range of shops, cafés, and local amenities, while still enjoying the peace and privacy of its tucked-away position.

#### **Situation**

The Old Brewery is well situated right in the heart of the town and only a stone's thrown from supermarkets and other amenities. 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.

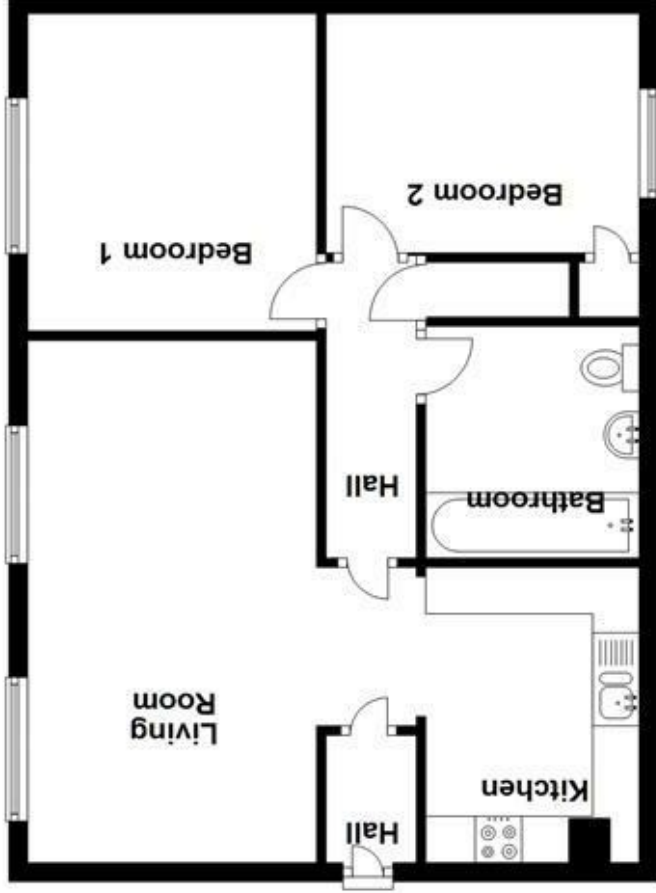
#### **Property Information**

Service charges: £1,037.71 per 6 months. No ground rent is payable.  
The property is located within a conservation area.  
Tenure: Leasehold, share of freehold.  
EPC rating: E  
Council tax band: C



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.

Total area: approx. 51.3 sq. metres (551.7 sq. feet)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.



Ground Floor  
Approx. 51.3 sq. metres (551.7 sq. feet)