



📍 11 The Spinney, West Lavington, Devizes, SN10 4HP

🏠 £150,000

Offered to the market with no onward chain, a one-bedroom terraced bungalow in the popular village of West Lavington, in need of modernisation.

- One-bedroom
- Terraced bungalow
- No onward chain
- In need of modernisation
- Garden with shed
- Popular village location

🏡 Freehold

🏠 EPC Rating D



A one-bedroom terraced bungalow, situated within the popular village of West Lavington and offered to the market with no onward chain. The property is now in need of modernisation, presenting an excellent opportunity for purchasers to update and personalise a well-proportioned single-storey home.

The accommodation is arranged around a central entrance hall, with a comfortable reception room providing the main living space. The kitchen is positioned to the rear and offers a range of cupboard and worktop space with direct access outside. There is a generous double bedroom together with a bathroom completing the internal accommodation.

Externally, the property benefits from a private garden providing a pleasant outdoor space with scope for further landscaping, alongside a useful outbuilding offering additional storage.

West Lavington is a well-regarded village offering a good range of local amenities, countryside walks and convenient access to Devizes and surrounding towns. With its single-storey layout, manageable outside space and potential for improvement, the property would make an ideal downsize, first-time purchase or investment opportunity.

Situation

Set in a popular village location with the village hall and a quiet playground for younger children located a short walk away. West Lavington, and its neighbouring village of Littleton Panell, have a range of local amenities which include a local store/ Post Office, public houses, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School. Devizes town centre is approximately five miles to the north offering a wide range of amenities and a bustling weekly market. The centres of Bath, Salisbury, Swindon, Chippenham, Marlborough, Andover and Trowbridge are all within a 30 mile radius. Westbury train station is approximately twenty minutes drive away with direct lines running to London Paddington and Bristol.

Property information

Electric room heaters. We are advised mains water, drainage and electricity are connected.

Agents note: There may be a ground rent charge applicable; however, if so, this is expected to be on a peppercorn basis. Further information is to be confirmed.

Tenure: Freehold

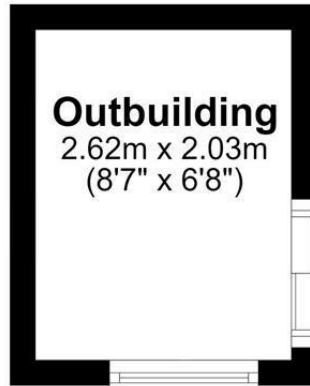
EPC rating: D

Council tax band: A

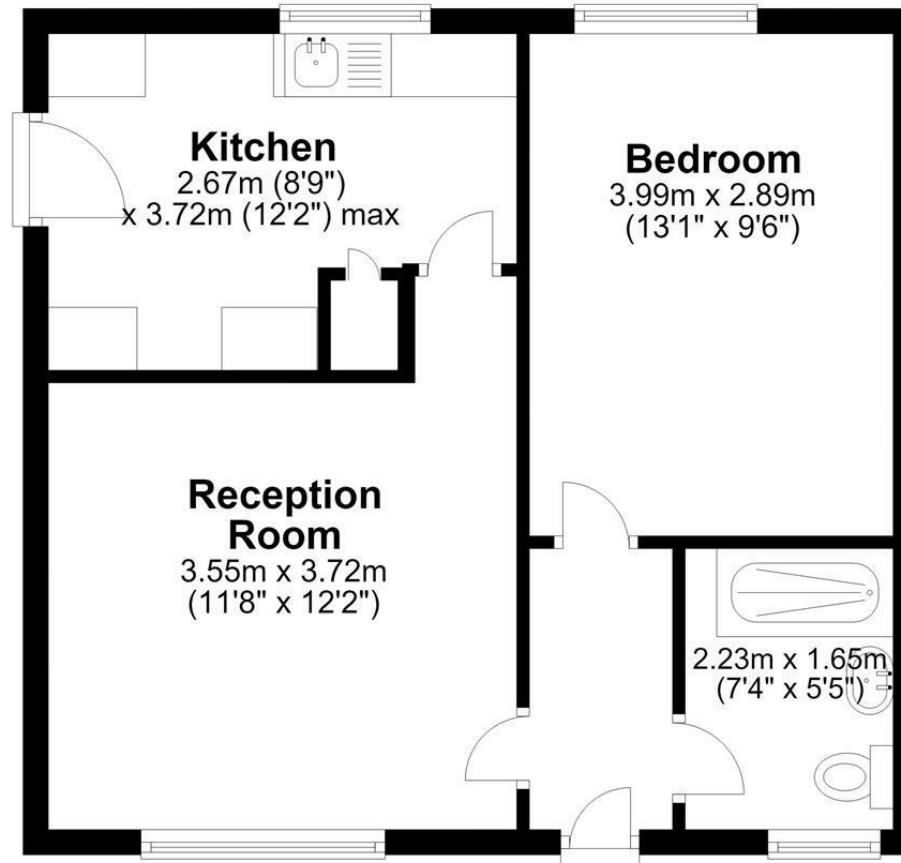


Ground Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Outbuilding
2.62m x 2.03m
(8'7" x 6'8")



Kitchen
2.67m (8'9")
x 3.72m (12'2") max

Bedroom
3.99m x 2.89m
(13'1" x 9'6")

**Reception
Room**
3.55m x 3.72m
(11'8" x 12'2")

2.23m x 1.65m
(7'4" x 5'5")

Total area: approx. 47.7 sq. metres (513.6 sq. feet)

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.