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Flat 3, The Mercers High Street, Littleton Pannell, Wiltshire, SN10 4BE

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Flat 3, The Mercers High Street, Littleton Pannell, Wiltshire, SN10 4BE

Guide Price £160,000

A 2-bedroom village flat, offered to the market with no onward chain, allocated parking and access to communal gardens.

- 2-bedrooms
- Village location
- No onward chain
- Two allocated parking spaces
- Access to communal gardens
- Recently redocorated
- Ideal first purchase or investment
- Close to village amenities

Leasehold

EPC Rating D









A recently redecorated ground floor two-bedroom apartment, pleasantly positioned within the village of Littleton Pannell and offered to the market with no onward chain. Benefitting from allocated parking and access to communal gardens, the property would make an ideal first-time purchase, investment or low-maintenance home.

The accommodation is arranged around a central entrance hall and is particularly well proportioned throughout. The main living space is an impressive open-plan kitchen/reception/dining room measuring over 22ft in length, providing plenty of room for both comfortable seating and dining. The kitchen is neatly arranged with a good range of cupboard and worktop space, creating a practical and sociable area for everyday living.

There are two bedrooms, including a generous principal double bedroom with useful built-in storage, while bedroom two offers flexibility as a guest room, home office or dressing room. A bathroom with shower over the bath completes the accommodation, alongside additional storage within the hallway.

Externally, residents benefit from access to attractive communal gardens together with two allocated parking spaces.

The Mercers is conveniently positioned close to the amenities of Littleton Pannell and nearby West Lavington, while Devizes and surrounding towns are also within easy reach. Offered with no onward chain, this is an appealing and practical property in a popular village setting.

Situation
Littleton Panell and its neighbouring village of West Lavington, 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.
Tenure: Leasehold. Lease details - There will be a new 125 year lease in place for completion. £200 per annum service charge which is paid already until 1st May 2027.
EPC rating: D
Council tax band: B
Agents note: The property is located within a conservation area.



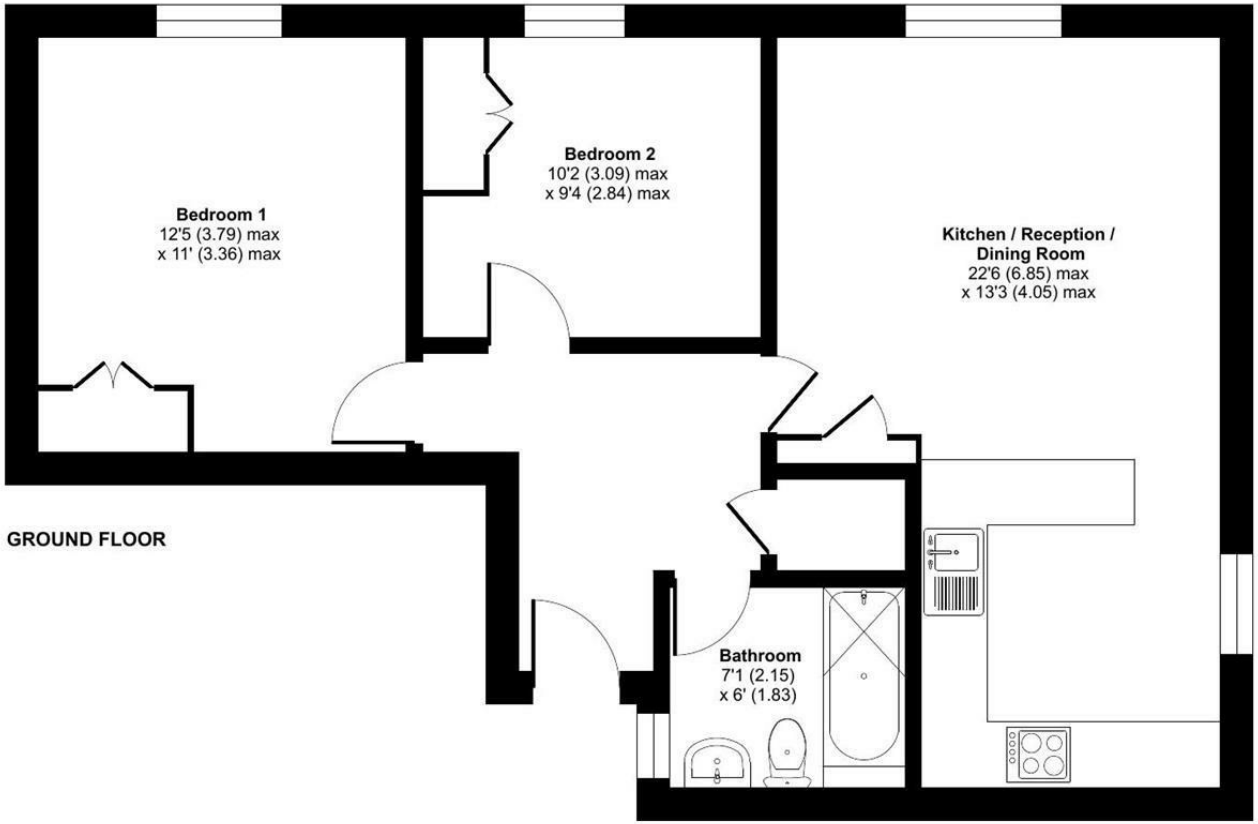




The Mercers, High Street, West Lavington, Devizes, SN10

Approximate Area = 636 sq ft / 59 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). ©nichecom 2026. Produced for Strakers. REF: 1540123

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