



📍 17 The Paddock, Market Lavington, Wiltshire, SN10 4BP

🏠 Guide Price £250,000

A truly immaculately presented 2-bedroom mid-terrace home. located in a quiet cul-de-sac within the popular and well-connected village of Market Lavington. VENDORS SUITED.

- Truly immaculate presentation
- 2-double bedroom mid-terrace home
- Single garage in a block
- Parking in front of garage
- Popular village location
- Landscaped rear garden
- Quiet cul-de-sac
- Vendors suited

🏠 Freehold

🏠 EPC Rating D



An immaculately presented two double bedroom mid-terraced home, tucked away in a quiet cul-de-sac in the village of Market Lavington. The property has been thoughtfully maintained and upgraded by the current owners, offering stylish, move-in-ready accommodation that will appeal to a wide range of buyers. From the moment you step inside, the sense of quality and care is immediately apparent, with tasteful décor and a bright, welcoming feel throughout.

The ground floor comprises an entrance porch with useful storage, leading into a spacious open-plan reception and dining room which spans the full width of the property. This versatile living space is ideal for both relaxing and entertaining, and it flows beautifully through to a modern double-glazed conservatory at the rear, which enjoys an outlook over the garden. The kitchen sits to the rear of the home and is fitted with a range of units and space for appliances, providing ample worktop and cupboard space.

Upstairs, there are two generous double bedrooms—each with fitted storage—along with a well-appointed family bathroom with a modern white suite and shower over bath.

Outside, the rear garden has been thoughtfully landscaped to create a private and low-maintenance space with a mix of patio and lawned areas, ideal for al fresco dining and summer enjoyment. A single garage is included in a nearby block, providing useful additional storage or secure parking. The vendors are already suited, meaning a smooth and prompt transaction is very much achievable.

Situation

The property is located in a popular village development that is close to shops. This popular Wiltshire village benefits from extensive amenities including a primary and secondary school, a doctor's surgery, a public house, an active village hall and a church. There is a pharmacy, grocery store, Post Office, butchers and hairdressers in the village. Market Lavington lies some five miles south of the bustling market town of Devizes and the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within commuting distance.

Property information

Electric economy 7 room heaters. We are advised that mains water, drainage and electricity are connected.

Tenure: Freehold

Council tax band: B

EPC rating: D



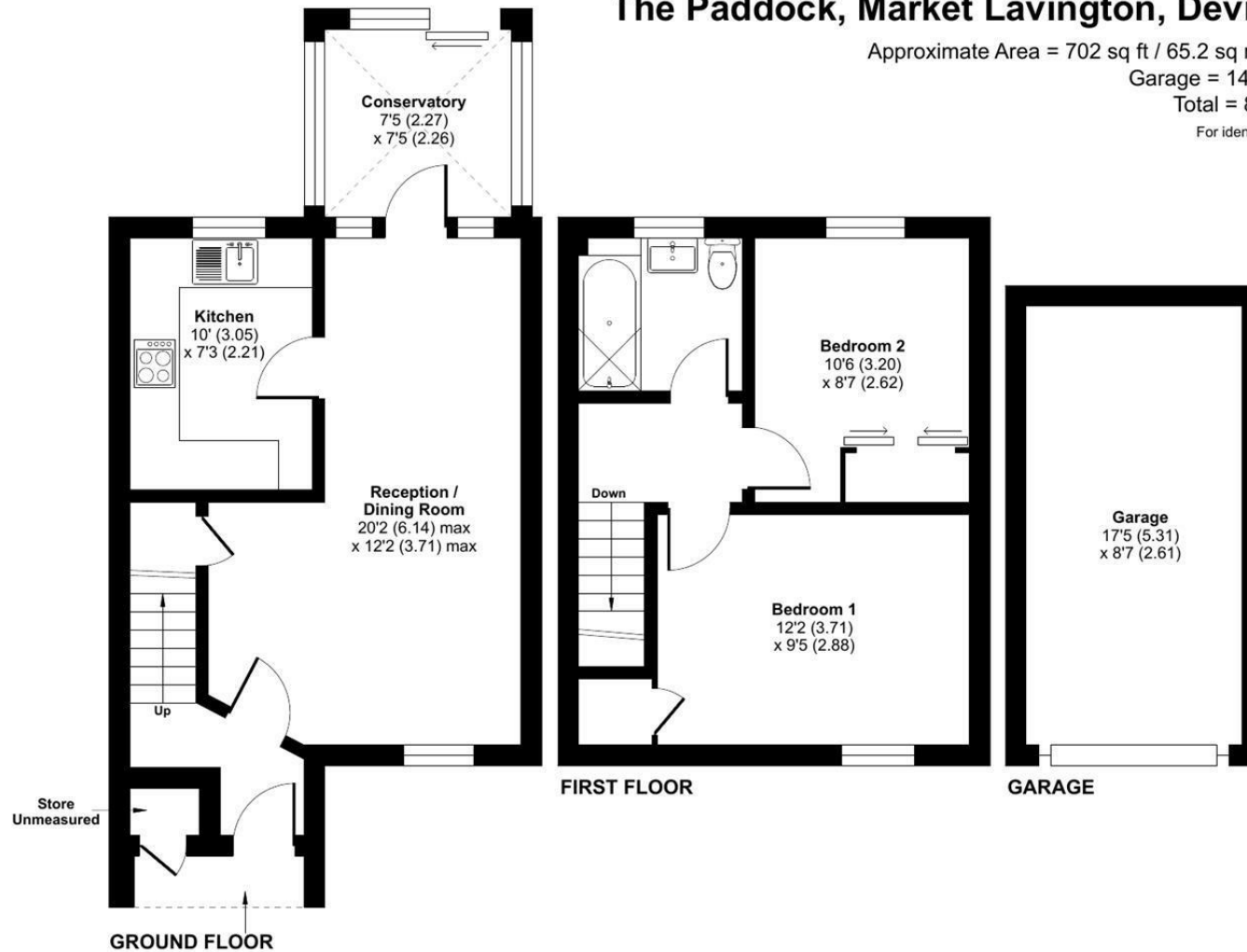
The Paddock, Market Lavington, Devizes, SN10

Approximate Area = 702 sq ft / 65.2 sq m (excludes store)

Garage = 149 sq ft / 13.8 sq m

Total = 851 sq ft / 79 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). © nitchecom 2025. Produced for Strakers. REF: 1334538

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