



📍 23 Moonrakers, Devizes, SN10 2DY

🏠 Guide Price £100,000

A 2-bedroom ground floor flat in need of refurbishment. Offered to the market with no onward chain.

- 2-bedrooms
- Ground floor flat
- In need of refurbishment
- Well-established residential area
- Bright and airy accommodation
- Ideal first time or investment purchase
- Residents parking available
- Bin store and drying area to the rear

🏠 Leasehold

🏠 EPC Rating C



This two-bedroom ground floor apartment is offered to the market with no onward chain, presenting a great opportunity for modernisation and improvement. Located in a popular residential area within easy walking distance of Devizes town centre, the property is ideally suited to first-time buyers, investors, or those looking to downsize while adding value.

The accommodation comprises an entrance hall leading into a spacious living room, a separate kitchen, two bedrooms, and a bathroom. The layout provides well-proportioned accommodation throughout, offering excellent potential to update and personalise to suit individual preferences.

Externally, the property benefits from access to a communal bin store, drying area, and residents' parking located to the rear of the block.

Moonrakers is conveniently situated for access to a range of local amenities, bus routes, and the historic market town centre, which offers an excellent selection of shops, cafés, and leisure facilities. With its desirable location and scope for enhancement, this property represents an appealing opportunity for buyers seeking a project with potential.

Situation

Moonrakers is a popular development within walking distance of the town with beautiful countryside walks on your door step. The Trinity primary school and a number of play areas close by make this an ideal area. 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

Measurements and layout in the floorplan are approximate and for illustrative purposes only.

Tenure: Leasehold

Lease details and service charges: A new 125 year lease will be in place upon completion. Peppercorn ground rent. Estimated 25/26 service charge is £1223.20 per annum.

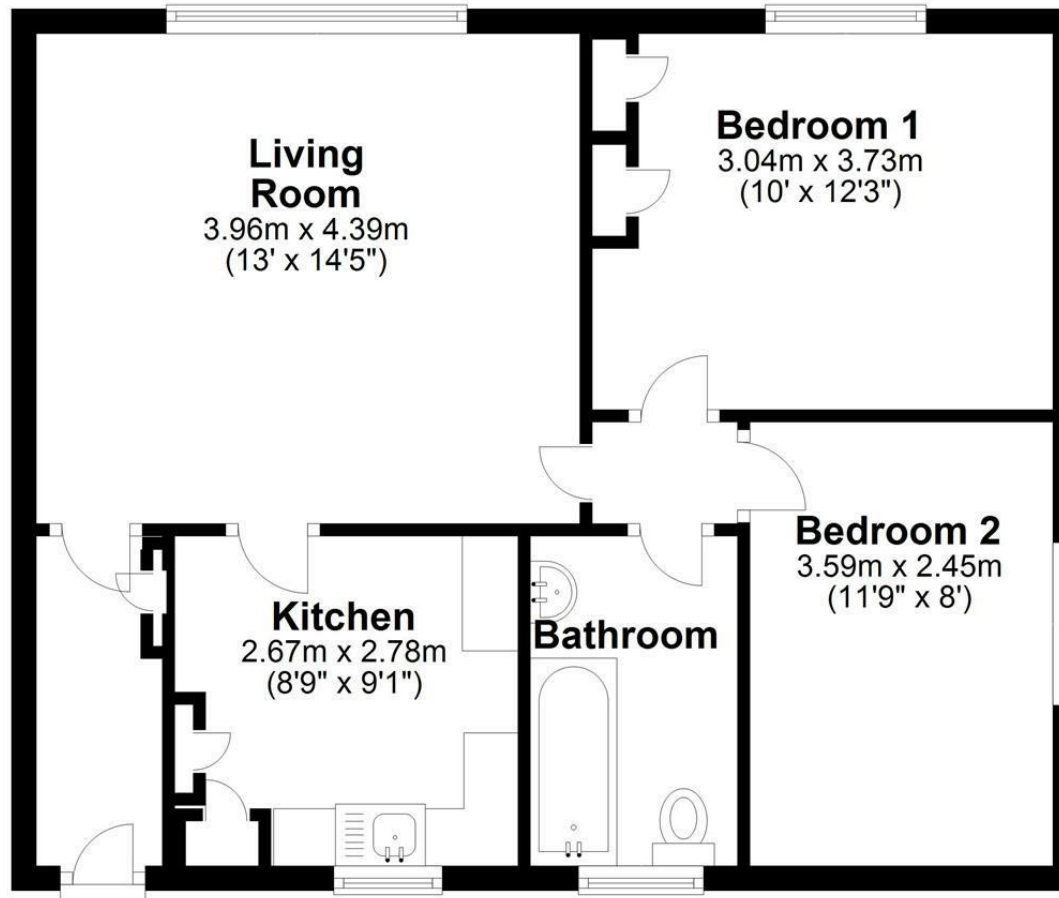
EPC rating: C

Council tax band: A



Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 55.3 sq. metres (595.3 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 firms 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.