



📍 2 Festival Close, Devizes, SN10 5AU

🏠 £160,000

A 2-bedroom maisonette in a well-established residential area. Offered to the market with an allocated parking space and no onward chain.

- 2-bedroom maisonette
- 1 allocated parking space
- Well-established residential area
- Ideal purchase for first time buyers and investors
- Reverse freehold so no service charge/ground rent
- No onward chain

🏠 Leasehold - Share of Freehold

🏠 EPC Rating C



A spacious two bedroom first floor maisonette, situated within a quiet residential cul-de-sac in Devizes. The property offers well-balanced accommodation, ideally suited to first time buyers, investors or those looking to downsize, and benefits from its own private entrance and allocated parking.

The accommodation is accessed via a private entrance with stairs rising to the first floor. The layout is practical and well proportioned, centred around a bright and airy reception room providing ample space for both living and dining. The kitchen is well arranged, fitted with a range of cupboard and worktop space along with room for appliances.

The property offers two bedrooms, both of comfortable proportions. The second bedroom provides flexibility for a variety of uses, including a home office or guest room. These are served by a family bathroom.

Externally, the property benefits from an allocated parking space. Festival Close is a well-positioned cul-de-sac, within easy reach of Devizes town centre and its amenities, offering a convenient and low maintenance home.

#### **Situation**

The property enjoys a convenient location set within walking distance of both the town and local schools. The historic market town of Devizes has much to offer with a wide range of facilities including a variety of shops, a leisure centre, schools for all ages, a cinema (currently under refurbishment), theatre, museum and thriving weekly market. The centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a thirty mile radius.

#### **Property information**

Tenure: Reverse freehold

We are advised all mains services are connected.

Council tax band: B

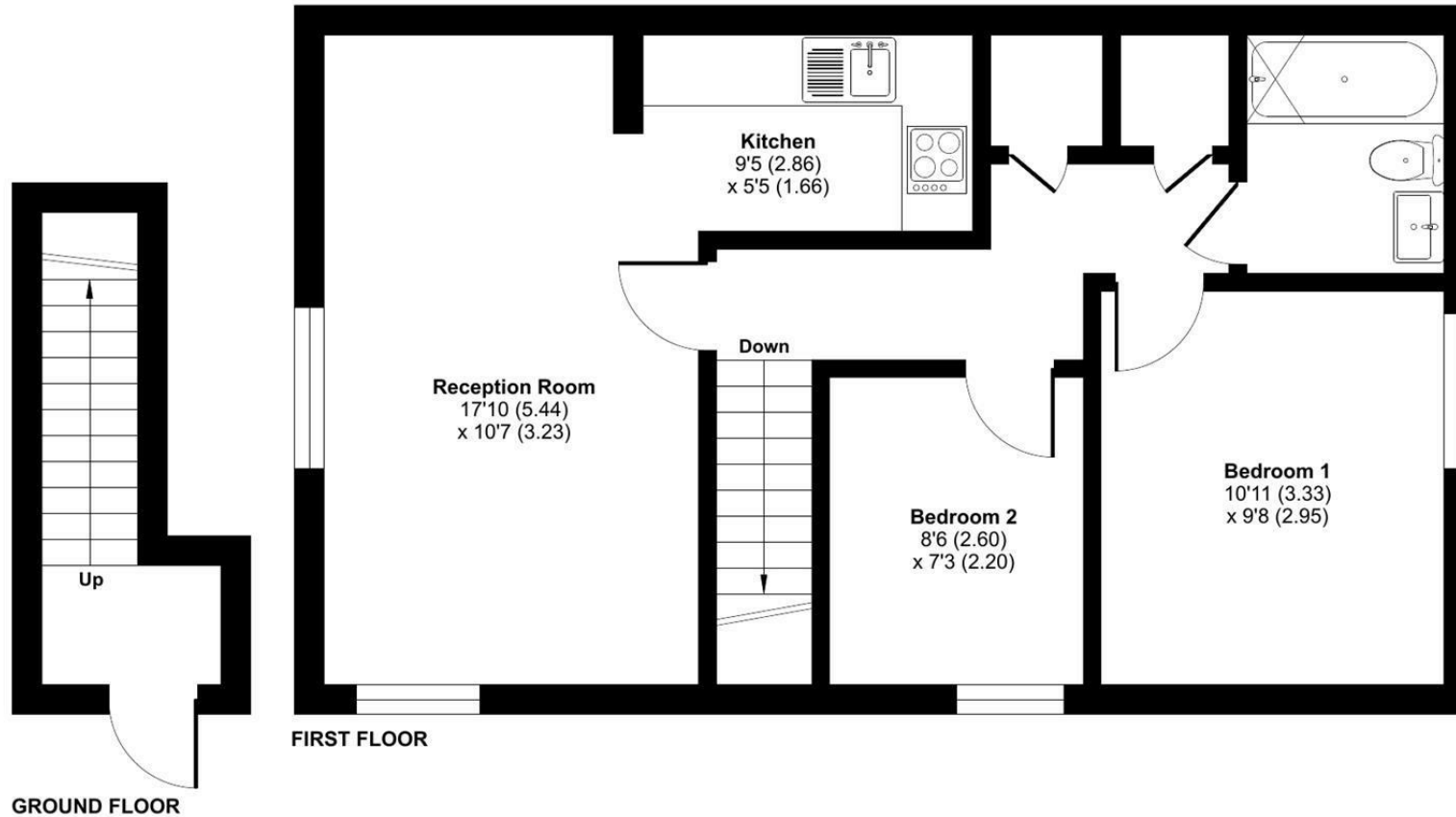
EPC rating: C



# Festival Close, Devizes, SN10

Approximate Area = 604 sq ft / 56.1 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). © ntechcom 2025. Produced for Strakers. REF: 1298673

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