



📍 2 Leigh Woods Lane, Devizes, SN10 2FS

🏠 Guide Price £365,000

A charming three bedroom detached family home built in 2011 on the outskirts of Devizes with a single garage and a beautiful garden.

- Three Bedroom Detached Home
- Located On The Outskirts Of Devizes & Walking Distance To The Canal
- Immaculately Presented
- Stylish 18ft Kitchen/Dining Room
- Sitting Room With Bay Window
- Modern En Suite & Family Bathroom
- Single Garage & Driveway Parking
- Charming Fully Enclosed Rear Garden
- Catchment For Bishops Cannings Primary School

🏠 Freehold

🏠 EPC Rating C



Built in 2011, this beautifully presented three-bedroom detached home enjoys a desirable edge-of-town location on the outskirts of Devizes, just moments from the Kennet and Avon Canal, Devizes Marina, and picturesque open countryside.

Positioned within the highly sought-after catchment area for Bishops Cannings Primary School, the property is an excellent choice for families seeking a quieter lifestyle without compromising on convenience. Finished to a high standard throughout, the home is immaculately maintained and ready for its new owners to move straight in.

Walking in through the front door and into the light hallway, there is a modern downstairs WC to the right hand side. The sitting room is to the left, with a feature bay window to the front. To the rear of the house is the 18ft long open plan kitchen/diner with an excellent range of wall and floor units in the kitchen with built in appliances, granite effect work surfaces and French doors leading out to the rear garden. Upstairs, the principal bedroom has a modern en-suite shower room. There are bedrooms in total plus a separate family bathroom.

Outside, there is a single garage with light and power and driveway parking. The enclosed rear garden enjoys a good amount of privacy with a patio sun terrace extending to a lawn with established borders, mature trees and shrubs.

Situation

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for young families, with countryside and the canal right on the doorstep too.

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

Council Tax: Band D

Services: All mains services

Management Charge for the upkeep of all the communal areas of the estate: Approx. £245 p.a.



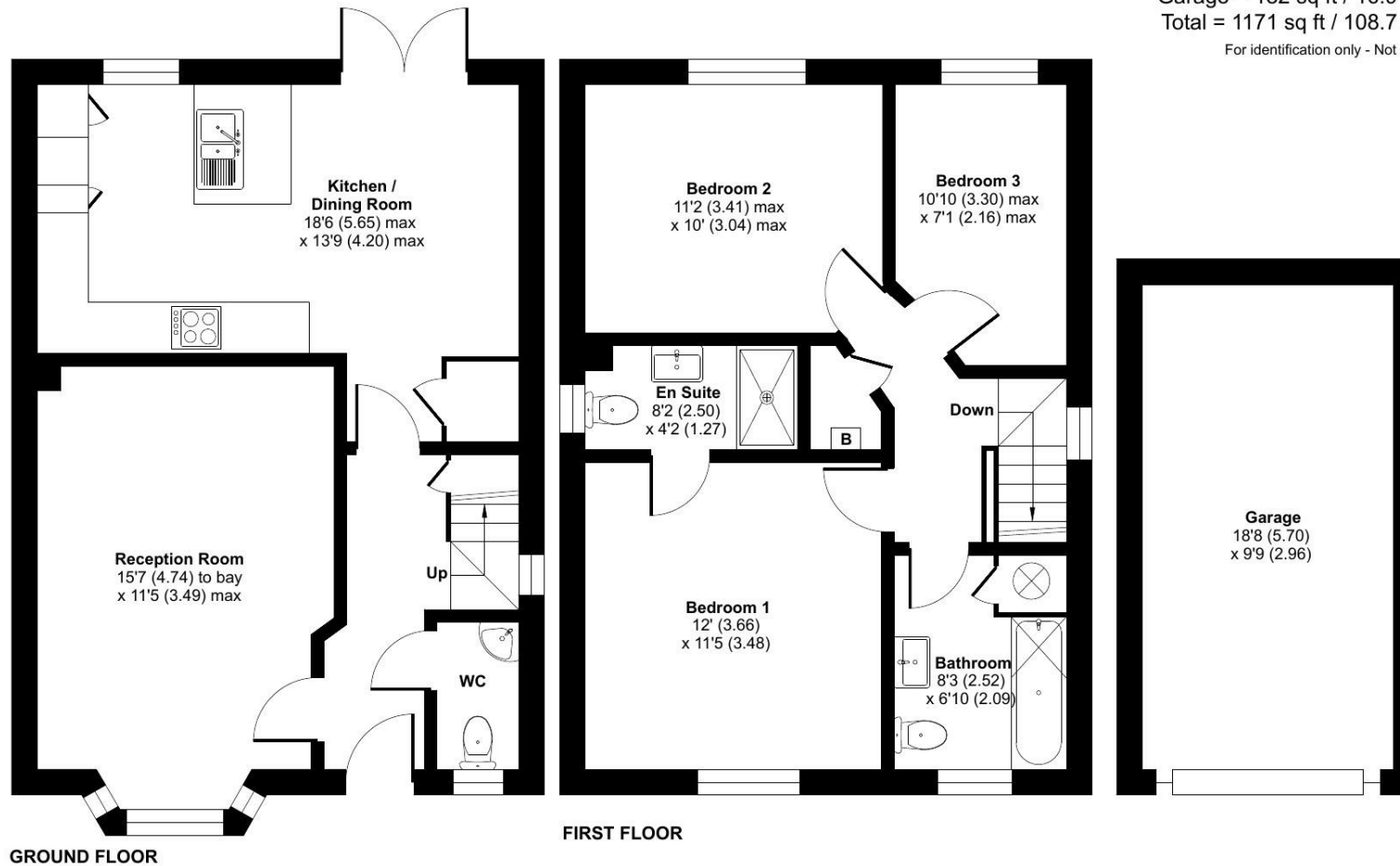
Leigh Woods Lane, Devizes, SN10

Approximate Area = 989 sq ft / 91.8 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1171 sq ft / 108.7 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). © nitchcom 2026. Produced for Strakers. REF: 1482334

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