



📍 30 Festival Close, Devizes, Wiltshire, SN10 5AU

🏠 Guide Price £270,000

A surprisingly spacious 3 bedroom contemporary home with good reception space, a fully enclosed private garden and single garage.

- 3 Double Bed Townhouse
- No Onward Chain
- Modern Kitchen/Breakfast Room
- Light Sitting / Dining Room
- En Suite Shower Room & Modern Family bathroom
- Single Garage & Parking
- Enclosed Private Rear Garden
- Easy Walking Distance Of Schools & Amenities
- Spacious Layout

🏠 Freehold

🏠 EPC Rating C



3 double bedroom, 3 storey townhouse with garage and parking, in a small cul de sac within easy walking distance of town. Offered with no onward chain.

This spacious terraced home is located in a popular tucked away quiet cul de sac close to the schools and lovely countryside walks. Internally, set off the hallway is a downstairs cloakroom and a door into an open plan sitting / dining room with French doors out to the rear garden. The modern fitted kitchen / breakfast room has tiled flooring, a built-in oven with 4 ring electric hob over and space for further appliances. On the first floor there are 2 double bedrooms plus an en suite shower room and a contemporary family bathroom. Occupying the whole of the top floor is a very generously proportioned main bedroom with fitted wardrobes. Further benefits include gas fired central heating and UPVC double glazing.

Outside, the house has the benefit of allocated parking space and a fully enclosed rear garden that enjoys a good amount of privacy. The garden has been designed for easy low maintenance with a central lawn, an extended patio sun terrace and shingled seating areas with a gated rear access that leads out to the attached single garage with light and power.

#### **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**

Council Tax: Band D

Services: All mains services are connected. New gas boiler installed in 2021.



## Festival Close, Devizes, SN10

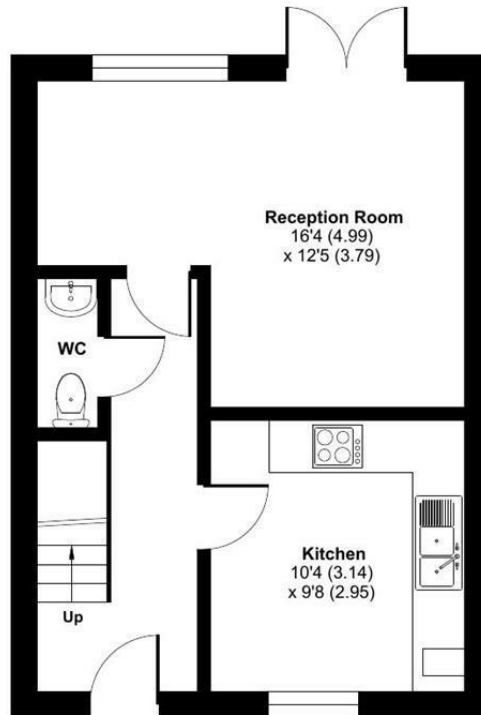
Approximate Area = 860 sq ft / 79.8 sq m

Limited Use Area(s) = 193 sq ft / 17.9 sq m

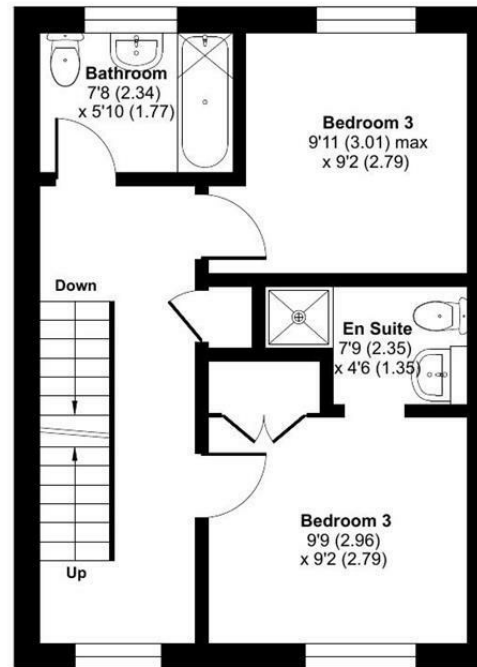
Total = 1053 sq ft / 97.7 sq m

For identification only - Not to scale

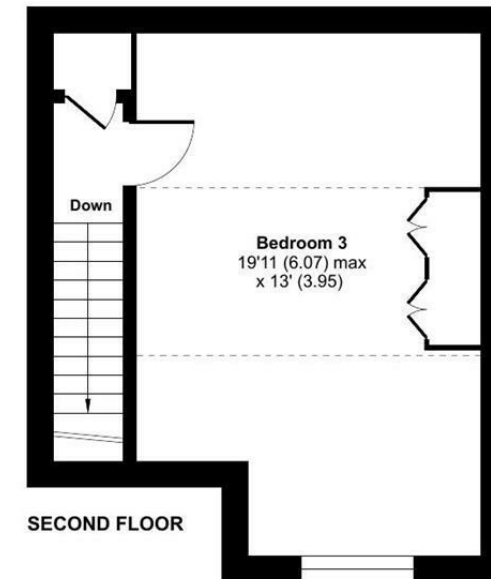
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1527460

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