



**Pinetum Close, Devizes SN10 5EW**

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## **Pinetum Close, Devizes**

Set in an exclusive development, this spacious home offers generous receptions, four double bedrooms, a contemporary kitchen with integrated appliances, quality bathrooms, a galleried landing, Bath stone fireplace, private parking, double garage and a secluded garden.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

A welcoming entrance hall with stairs rising to the first floor, providing access to the lounge, snug, kitchen, cloakroom and study. A large window allows an excellent degree of natural light, complemented by laminate flooring and a radiator.

### **Cloakroom**

Downstairs cloakroom comprising a low level w/c, corner wash hand basin, laminate flooring and a radiator.

### **Lounge**

A generous dual-aspect lounge, beautifully enhanced by a front-facing window and double French doors opening onto the rear garden, creating a light-filled and inviting space. An attractive Bathstone fireplace provides a charming focal point, while the room offers ample space for a full range of lounge furniture and is complemented by two radiators.

### **Snug**

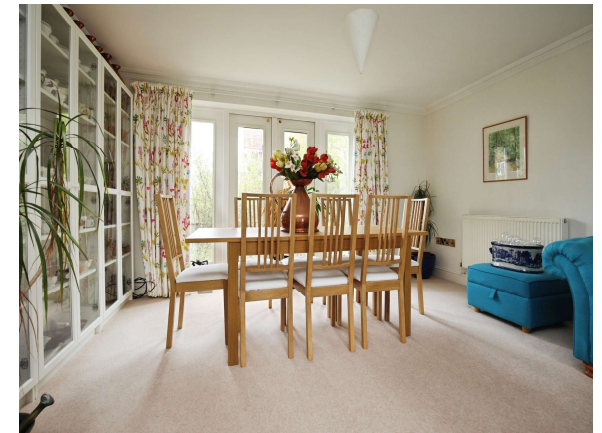
A versatile snug offering a multitude of potential uses, accessed via double doors from the entrance hall. The room benefits from a window to the front aspect, allowing natural light to flow through, and is comfortably served by a radiator.

### **Study**

A well-proportioned and flexible room, ideal for use as a study, playroom or home office. The space enjoys a window overlooking the rear garden, a useful built-in storage cupboard and is comfortably served by a radiator.

### **Kitchen**

A well-appointed kitchen fitted with a comprehensive range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer with mixer tap. Integrated appliances include a dishwasher and fridge/freezer, with space provided for a range-style cooker with gas hob and extractor fan above. There is space for a small table and chairs, while a window to the rear aspect and French doors leading out to the rear garden allow for plenty of natural light. The room is





finished with tiled flooring and a radiator.

### Utility Room

A practical and well-designed utility room offering space and plumbing for both a washing machine and tumble dryer. The room is fitted with a stainless steel sink and drainer with cupboards below, complemented by a window to the rear aspect. A door provides internal access to the double garage. Finished with tiled flooring and served by a radiator.

### Landing

The landing is approached via stairs rising from the entrance hall, it provides access to all bedrooms and the family bathroom, and further benefits from an airing cupboard and loft access.

### Bedroom One

The spacious master bedroom benefits from direct access to a private en-suite and enjoys a bright rear aspect via two attractive dormer windows. The room offers excellent storage, with built-in cupboards neatly fitted into the eaves, together with a further large built-in storage cupboard. Comfort is enhanced by two radiators, making this a well-proportioned and practical principal bedroom, ideal for modern living.

### En-Suite

The en-suite comprises a low-level WC, wash hand basin and a spacious double shower cubicle. An obscure-glazed window to the side aspect provides natural light and privacy, complemented by an extractor fan and a contemporary ladder-style heated towel rail.

### Bedroom Two

A spacious second bedroom enjoying two windows overlooking the rear aspect, allowing an abundance of natural light. The room benefits from triple built-in wardrobes, access to a private en-suite, and is comfortably served by a radiator.



### En-Suite

A generously proportioned en-suite comprising a low-level WC, wash hand basin, bath and a separate shower cubicle. An obscure-glazed window to the rear aspect provides natural light while maintaining privacy, complemented by an extractor fan and a stylish ladder-style heated towel rail.

### Bedroom Three

Another well-proportioned bedroom featuring a window to the front aspect. The room benefits from double built-in wardrobes, offers ample space for bedroom furniture, and is comfortably served by a radiator.

### Bedroom Four

Situated to the rear of the property, this well-proportioned bedroom enjoys a window overlooking the garden. The room benefits from double built-in wardrobes and is comfortably served by a radiator.

### Bathroom

The family bathroom is well appointed, comprising a low-level WC, wash hand basin, bath and a spacious double shower cubicle. An obscure-glazed window to the front aspect provides natural light while maintaining privacy, complemented by an extractor fan and a contemporary ladder-style heated towel rail.

### Front Garden

The front garden is attractively arranged, featuring lawned areas bordered by a mature hedge, with a pathway leading to the front door. A selection of established shrubs adds colour and interest, while convenient side access provides a direct route to the rear garden.

### Rear Garden

The garden is enclosed by wooden fencing and offers a patio area ideal for outdoor seating, with the remainder laid to lawn. While currently



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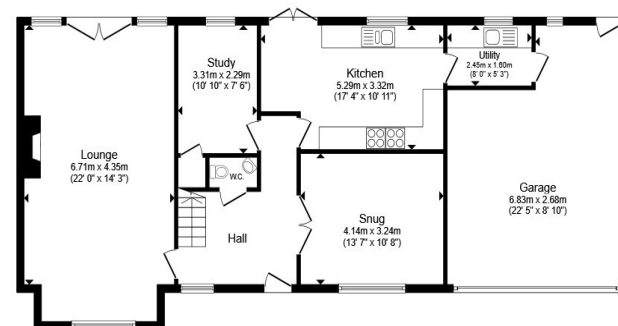
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bed Detached in an Exclusive Development
- Spacious Well Designed Layout

Tenure: Freehold EPC Rating: C

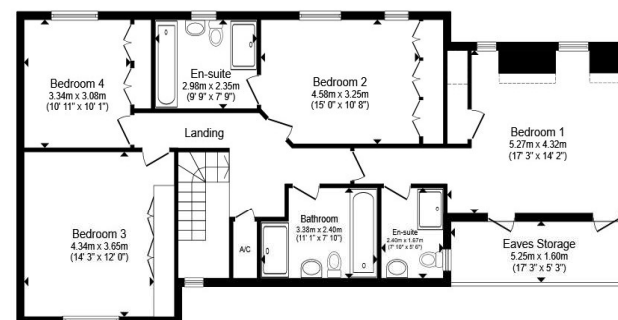
Council Tax Band: F

guide price

**£650,000**



Ground Floor



First Floor

Total floor area 233.0 m<sup>2</sup> (2,508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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