



 £440,000

- JOIN US FOR OUR OPEN DAY ON SATURDAY 12TH SEPTEMBER 11AM-12.30PM.
- No Onward Chain
- 3 Bedroom Detached
- Air Source Heat Pump
- EV Car Charger Included
- Predicted EPC 'B' Rating
- Opportunity to Indulge in Extras
- Town Centre Location
- Private Driveway Parking

 Freehold

Ⓢ EPC Rating B



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Please call Strakers to register your interest and book an appointment to view the show home and enquire about other stunning homes available in this sought-after new development.

Plot 9, The Foxham, is an impressive new double-fronted home enjoying a desirable position on the doorstep of fabulous countryside walks. Thoughtfully designed for modern living, the generous open-plan kitchen and dining room features French doors opening onto the rear garden, creating a light and sociable space. The contemporary kitchen is finished to a high standard, with soft-close doors and drawers, laminate worktops with matching upstands, a built-in single oven, four-ring ceramic hob and integrated fridge freezer. A separate utility room with external access provides additional practicality. The spacious dual-aspect living room offers plenty of natural light, while a downstairs W/C completes the ground floor.

Upstairs, the principal bedroom features a stylish en-suite shower room, with two further bedrooms complemented by a well-appointed family bathroom.

Outside, the fully enclosed east-facing rear garden has been rotavated and graded, providing a blank canvas for the new owner to landscape to their own taste. An outdoor tap is also provided. Plot 9 further benefits from a private driveway with parking for two vehicles, along with an electric vehicle charging point.

PLEASE ENQUIRE TO CHECK AVAILABILITY FOR OTHER PLOTS AVAILABLE.

Situation

The historic market town of Devizes with its stunning Georgian architecture features more than 500 listed buildings, from Devizes Castle steeped in history to Wadworth's legendary 1875 brewery. The popular weekly market dates back to 1141 and is fringed with an abundance of popular cafes and independent shops. Residents also have easy access to Stonehenge and Bath, while it's just 25 minutes to Chippenham for fast trains to London. Zephyr Place itself has been thoughtfully designed to support both people and wildlife, with green space and a strong emphasis on enhancing the area's biodiversity. From here, you have the freedom to explore miles of countryside and ancient pathways, including the spectacular Caen Hill Locks – the most impressive flight on the UK's waterways and a designated scheduled Ancient Monument.

Property Information

Council Tax: TBC as new build

Predicted 'B' EPC Rating

Services: Mains water, drainage and electricity. Air source heat pump.

Agents Note

Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. Computer Generated Images of the property are indicative and for illustration purposes only. Internal images shown are taken from another Redcliffe Homes site and is an example of the specifications available. Please note that the specification was correct at the time of going to print but Redcliffe Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address. Incentives offered by Redcliffe Homes are available on selected plots and developments only and are subject to availability and change without prior notice.



FOXHAM

PLOTS 2, 8, 9, 10, 11, 12, 13, 15, 19, 20, 23, 30, 36 & 43

A beautifully designed double fronted home that blends comfort and practicality. Boasting a spacious open-plan kitchen and dining area ideal for entertaining, complete with a convenient adjoining utility room. A separate living room offers the perfect space to relax. Upstairs, the main bedroom features its own en-suite, complemented by two additional well-proportioned bedrooms and a stylish family bathroom.



GROUND FLOOR

Kitchen/Dining Area	3100mm x 6041mm	10' 2" x 19' 10"
Living Room	3227mm x 6041mm	10' 7" x 19' 10"



FIRST FLOOR

Bedroom 1	3236mm x 4385mm	10' 7" x 14' 5"
Bedroom 2	3327mm x 3485mm	10' 11" x 11' 5"
Bedroom 3	3327mm x 2436mm	10' 11" x 8' 0"

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.

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