

Sold



3 BEDROOM DETACHED BUNGALOW | BROADLEAS ROAD, SN10 | £375,000

DESCRIPTION

This spacious detached bungalow is offered to the market for the first time since it was constructed nearly 60 years ago and offers three good sized bedrooms, living room, kitchen / breakfast room, reception hallway, family bathroom and additional WC. Externally there is ample off road parking which leads to a garage that has been extended to include a workshop. There are lawned gardens to both front and rear. This lovely property offers plenty of scope for further development.

Broadleas Road is a very pleasant and established leafy close on the south side of town within a level walk of the shops, schools (including being in catchment for the popular Wansdyke Primary School) and within a short stroll of Drews Pond woodlands and open countryside making it ideal for dog walking.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, 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.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: D

All mains services connected. Gas central heating



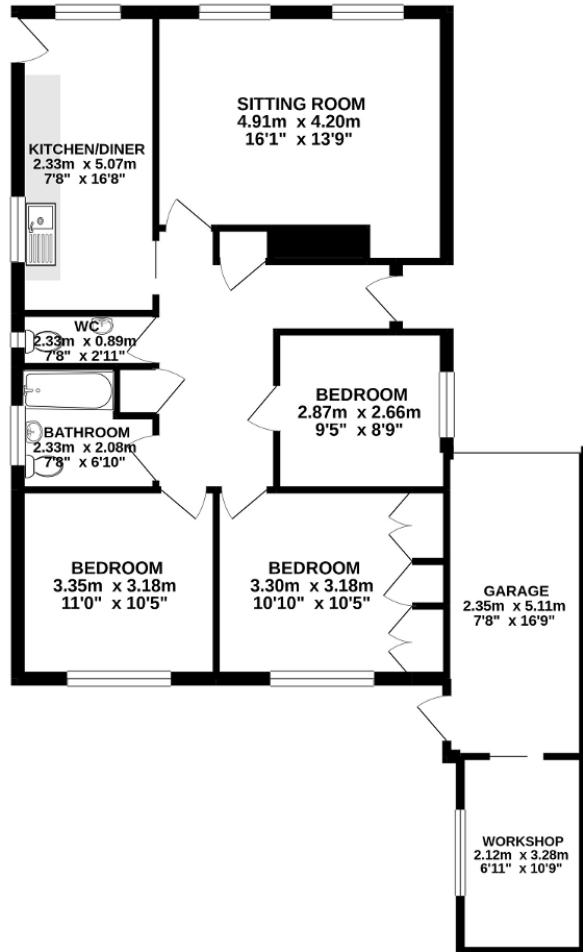
KEY FEATURES

- Detached three bedroom bungalow
- Rare to the market
- Kitchen / breakfast room
- Three bedrooms
- Garage with workshop
- Quiet desirable location
- Sitting Room
- Family bathroom and separate WC
- Lawned gardens to front and rear
- Ample off road parking





GROUND FLOOR
98.4 sq.m. (1059 sq.ft.) approx.



TOTAL FLOOR AREA : 98.4 sq.m. (1059 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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