



3 BEDROOM TERRACED | WAIBLINGEN WAY, SN10 | £250,000

DESCRIPTION

Beautifully presented mid-terrace family home that has been lovingly maintained by the same owners since new. The generously proportioned accommodation provides three bedrooms on the first floor, two of which are doubles and a smartly presented family bathroom. Downstairs, the reception hallway with cloakroom leads to a fitted kitchen / dining room to the front and a spacious living room to the rear. Externally there is a South-East facing walled garden to the rear and a paved garden to the front.

With easy access to the canal and within easy walking distance of the town centre, this is an opportunity not to be missed.

Devizes is a splendid historic market town that still hosts a weekly traditional outdoor market and was recently voted the "Best Country Location to Live in the UK" by London Economic. There is an excellent range of shopping facilities and the town provides easy access to the larger cities of Georgian Bath and the cathedral city of Salisbury. There are mainline railway stations at nearby Pewsey and Chippenham (London Paddington 1hr 12mins) with junction 17 of the M4 motorway also close at hand.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating:

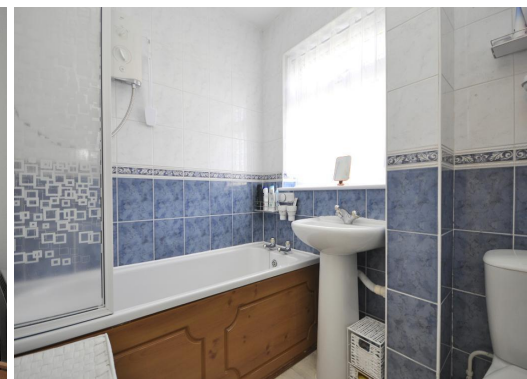
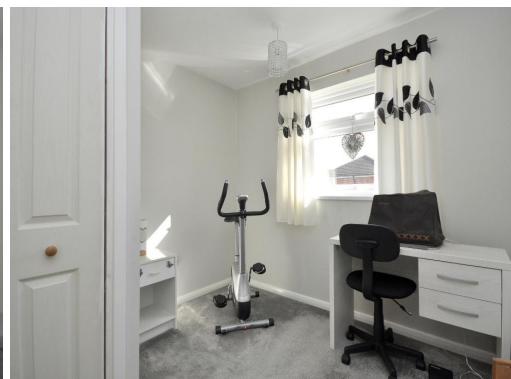
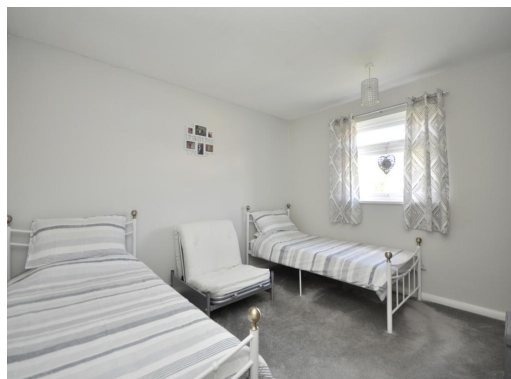
Mains electricity, drainage and water connected.

Modern electric heating and double glazing.



KEY FEATURES

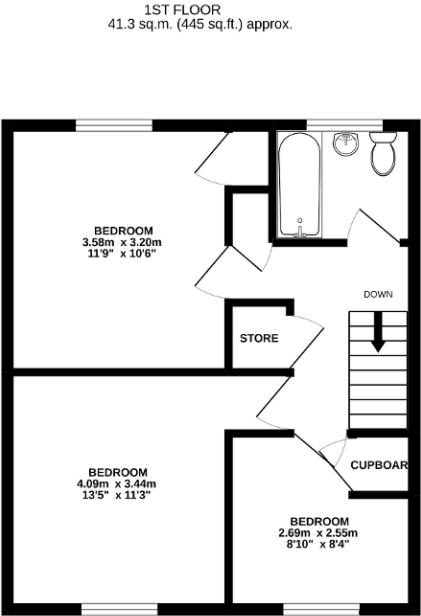
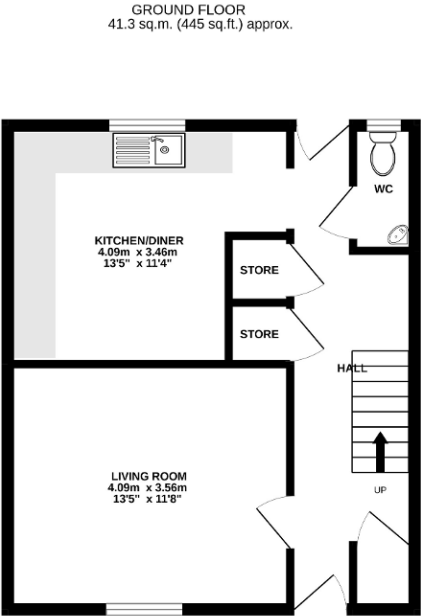
- Superbly presented mid-terrace house
- Smartly presented bathroom
- Open plan kitchen / dining room
- Reception hallway
- Close proximity to town centre
- Three bedrooms
- Spacious living room
- Downstairs cloakroom
- Gardens to front and rear





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 82.6 sq.m. (890 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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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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