



WINCHCOMBE AVENUE,  
DEVIZES

Carter Jonas

# 25 WINCHCOMBE AVENUE, DEVIZES, WILTSHIRE, SN10 2QX

## AMENITIES

- Detached family home
- Sitting / dining room
- Kitchen/breakfast room
- Three bedrooms
- Garden
- Garage
- Parking
- Town location

## SITUATION

25 Winchcombe Avenue is situated on the edge of the town of Devizes. The town centre, with its open market square, has a weekly produce and monthly farmers market and also provides an extensive range of everyday shops, including three major supermarkets. Other amenities include a theatre and various pubs and restaurants. There are a number of excellent schools including the Wansdyke primary school, St. Margaret's, Dauntseys and Marlborough College. Generally commuting links are good with Pewsey and Chippenham stations giving direct access to London Paddington (about 1 hour). The A303 is 16 miles to the south and the M4 (Junction 15) is 18 miles away. Marlborough is about 9 miles away and Bath, Bristol and Swindon are easily accessible.

## DESCRIPTION

25 Winchcombe Avenue is an exceptional three-bedroom detached house situated on the outskirts of the charming market town of Devizes.

This spacious property boasts a thoughtfully designed layout, perfect for contemporary family living and is presented in immaculate order throughout.

The generous entrance hall leads off to the well-proportioned dual aspect sitting room / dining room with doors leading out to the rear garden. The kitchen is beautifully appointed with a good range of floor and wall mounted units and an in-built fridge-freezer and electric cooker with a separate gas hob. The utility room offers a built-in washing machine and plumbing for a dryer and has a door leading to the rear garden. A downstairs WC completes the ground floor accommodation.

To the first floor, the main bedroom offers ample space for storage and an ensuite shower room. There are two further bedrooms which are served by the family bathroom.

**A DELIGHTFUL THREE BEDROOMED DETACHED HOUSE SITUATED ON THE OUTSKIRTS OF DEVIZES CLOSE TO LOCAL AMENITIES.**



## OUTSIDE

To the front of the property there is driveway parking for two cars. There is also a single, integral garage which offer additional parking or handy storage space.

The garden is accessed off both the sitting room and utility and enjoys a south-facing aspect. The garden is mainly laid to lawn with a patio area providing the perfect spot for alfresco dining in the warmer months.

**GUIDE PRICE:** £400,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data



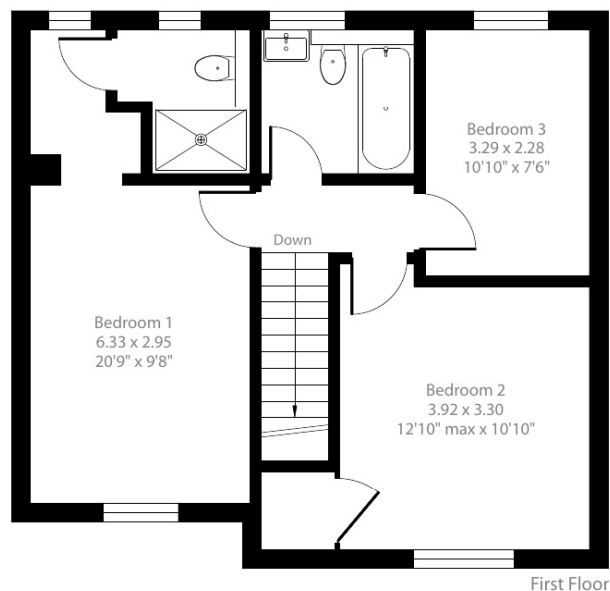
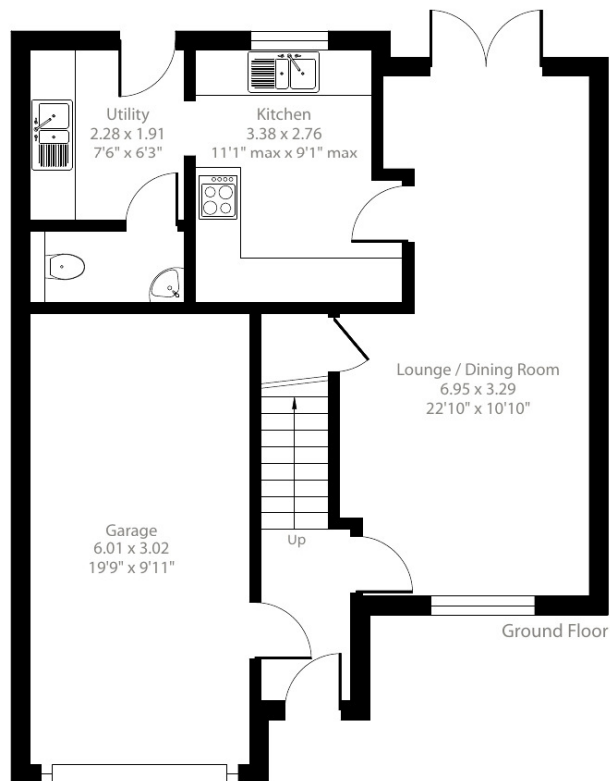
## Winchcombe Avenue, Devizes, SN10

Approximate Area = 1001 sq ft / 92.9 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1191 sq ft / 110.5 sq m

For identification only - Not to scale



### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, drainage and electrics, gas central heating.
- Council tax band: E
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Carter Jonas. REF: 1219858

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