



47 Combe Walk Devizes

First floor two double bedroom apartment with generously proportioned accommodation

Asking Price £118,000



- Two Bedroom Apartment • Large Living Area • Modern Kitchen & Bathroom • Allocated Parking • Popular Development • No Onward Chain •

Tel: 01380 723451
strakers.co.uk

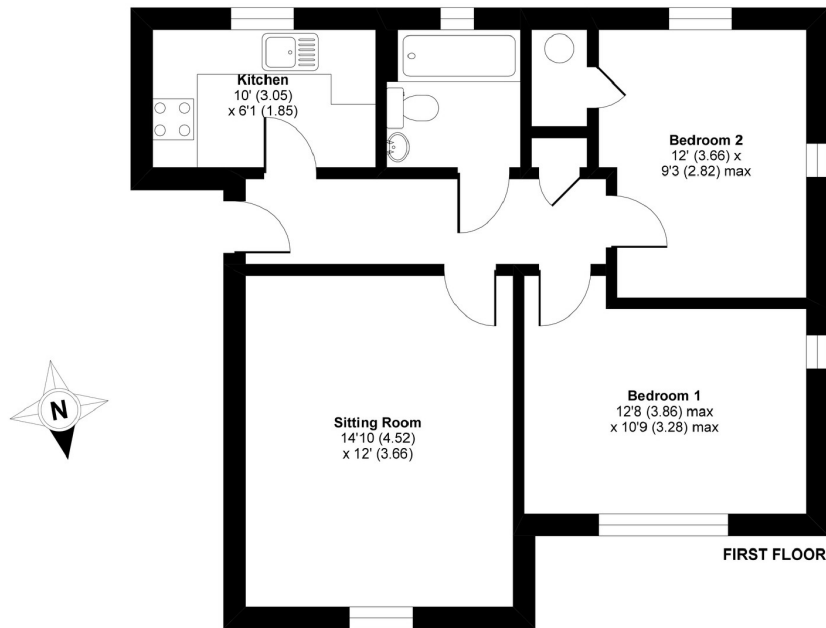


Devizes, SN10 2HE

Combe Walk, Devizes, SN10

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Strakers. REF: 650475

Description

***2 BEDROOMS ***LARGE LIVING AREA *** MODERN KITCHEN & BATHROOM *** ALLOCATED PARKING *** POPULAR DEVELOPMENT *** NO CHAIN ***

A well appointed and well presented two bedroom first floor apartment located within a modern development built in recent years by David Wilson Homes. The property is accessed via a communal entrance hall and staircase with a telephone entry system to the complex. The front door leads through to the apartments entrance hall which has a very useful storage cupboard. There is a 15' x 12' sitting room as well as a modern fitted kitchen. The two bedrooms are complemented by a modern white bathroom suite with a shower over the bath. Externally, there is an allocated parking space in addition to useful visitor parking. Further benefits include gas fired central heating and UPVC double glazing.

PLEASE NOTE: The advertised price is 80% of the market value.

Situation

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

Directions

Services & Council Tax

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

6 / 7 Market Place, Devizes, Wiltshire, SN10 1HT Tel: 01380 723451 Fax: 01380 729198 Email: devizes@strakers.co.uk

strakers.co.uk

■ Chippenham ■ Marlborough ■ Royal Wootton Bassett ■ Swindon
■ Corsham ■ Malmesbury ■ Devizes ■ North Swindon

