



**Eyles Road, Devizes SN10 5LG**

**welcome to**

## **Eyles Road, Devizes**

Well-presented three-bedroom semi-detached corner house, located in a popular area of Devizes and close to the town centre. Features a spacious kitchen/diner, cloakroom, and master with ensuite. Benefits from off-road parking, garage and a generous plot, perfect for modern family living.

### **Entrance Hall**

Entrance hall with stairs rising to the first floor, providing access to the lounge, kitchen/diner and cloakroom. Features include laminate flooring and a radiator.

### **Cloakroom**

Downstairs cloakroom comprising a low-level WC and wash hand basin with tiled splashbacks. Additional features include an extractor fan, laminate flooring and a radiator.

### **Sitting Room**

Generous lounge featuring a bay window to the front aspect and French doors opening onto the rear garden, allowing an abundance of natural light to flow through the room. Offers ample space for lounge furniture, and two radiators.

### **Kitchen / Diner**

Kitchen/diner fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel one and a half bowl sink/drainers with mixer tap, integrated oven and integrated gas hob with extractor above. There is space and plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. A window to the rear aspect and door leading to the garden provide natural light and access outside. The kitchen is open to the dining area, offering ample space for a table, chairs and additional furniture, with a window to the front aspect and a radiator. Laminate flooring runs throughout.

### **Landing**

Landing with stairs rising from the entrance hall, providing access to all bedrooms and the family bathroom. Features include two windows to the front aspect, loft access and a radiator. The landing

is incredibly spacious and has been used as a study area by the current occupants.

### **Bedroom One**

Main bedroom with a window to the front aspect, offering ample space for bedroom furniture. Features include a built-in wardrobe, door leading to the en-suite, and a radiator.

### **En-Suite**

En-suite comprising a low-level WC, wash hand basin and shower cubicle. Features include an obscure window to the rear aspect, and a chrome ladder-style heated towel rail.

### **Bedroom Two**

The second bedroom is a good size, featuring a window to the rear aspect, built-in wardrobe and a radiator.

### **Bedroom Three**

Good-sized single bedroom with a window to the front aspect and a radiator.

### **Bathroom**

Family bathroom comprising a low-level WC, wash hand basin and bath with shower over. Features include an obscure window to the rear aspect, shaver point, extractor fan and a radiator.

### **Front Garden**

Front garden with steps leading up to the front door, featuring a gravel area and a selection of mature shrubs.

### **Rear Garden**

Low-maintenance rear garden featuring a patio area with the remainder laid to gravel. Enclosed by wooden fencing and complemented by a selection



of shrubs and flowers.

### **Garage**

Located to the side of the property with up & over doors front and back. Leads to the rear garden which can also be used as parking if desired.

### **Parking**

Driveway parking to the side of the property.



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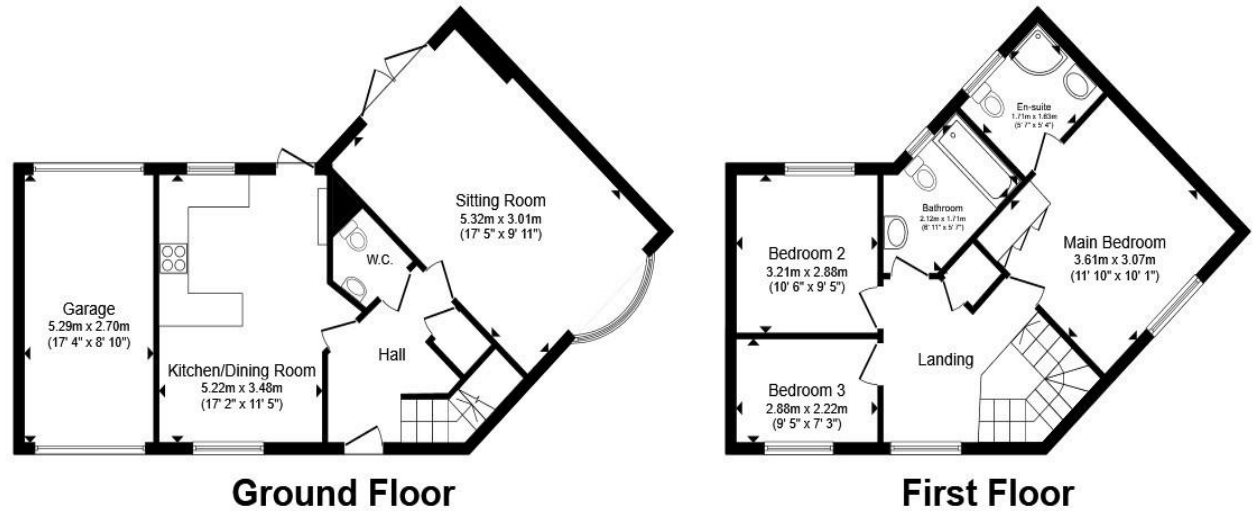
## Eyles Road, Devizes

- Three Bed Semi Detached
- Corner Plot Position
- Well Presented Throughout
- Garage & Driveway Parking
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C

guide price

**£290,000**



Total floor area 114.5 m<sup>2</sup> (1,233 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



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