



**Springfield Road, Rowde Devizes SN10 2NZ**

## Welcome to

### Springfield Road, Rowde Devizes

Set in a sought-after village near Devizes, this two-bedroom detached bungalow offers spacious rooms, a bright living area, and a conservatory opening to the garden. With a garage and parking, it's ideal for single-level living and ready for modernisation.

#### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### Entrance Hall

Entrance to this two bedroom detached bungalow situated in a sought after village location is via the front door leading into the entrance hall which comprises : access to lounge/diner, kitchen, both bedrooms and shower room, storage cupboard and a radiator.

#### Lounge / Diner

9' 5" max x 27' 8" ( 2.87m max x 8.43m )  
Generous dual aspect lounge with windows to both the front and rear aspect, door leading to the conservatory, internal window to the entrance hall. There is ample space for lounge and dining room furniture, fireplace with wooden surround and two radiators.

#### Conservatory

9' 8" x 9' 8" ( 2.95m x 2.95m )  
With windows to all sides, doors from the kitchen and lounge/diner and double doors leading to the garden.

#### Kitchen

8' 8" x 8' 2" ( 2.64m x 2.49m )  
Fitted kitchen comprising a range of wall and base units with work surfaces, stainless steel sink/drain. Plumbing for washing machine, space for slot in cooker and space for fridge/freezer. Window to the rear aspect and door leading to the conservatory.

#### Bedroom One

10' 8" x 9' 8" ( 3.25m x 2.95m )  
Good sized bedroom with a window to the front aspect, free standing storage unit and a radiator.





### **Bedroom Two**

6' 5" x 7' 5" ( 1.96m x 2.26m )

Window to the side aspect and a radiator.

### **Shower Room**

5' 8" x 6' 5" ( 1.73m x 1.96m )

Shower room comprising a low level w/c, wash hand basin with tiled splash backs and a shower cubicle.

### **Front Garden**

Lawned area to the front.

### **Rear Garden**

Enclosed by panel fencing with a patio area and the remainder laid to lawn. Selection of shrubs and bushes.



### **Garage**

Situated to the side of the property with an up and over door.

### **Parking**

Driveway parking in front of the garage for two vehicles.



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## Springfield Road, Rowde Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Two Bed Detached Bungalow
- Sought After Village Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£180,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
DVZ107390 - 0002

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