



LONG STREET, DEVIZES, SN10 £500,000 FREEHOLD

Winkworth

## 26A LONG STREET, DEVIZES, WILTSHIRE, SN10 1NW

This is a rare opportunity to purchase one of the beautiful, three storey, Georgian properties in this iconic road in the middle of Devizes.

Grade II listed, this lovely home is in need of some updating and modernisation but offers enormous potential for family living space as well as good working areas for those based at home.

An entrance hall leads off to the Sitting/Breakfast room, with central archway separating them. An open fireplace in the centre gives a lovely focal point with shelves and cupboards typical of this period of property. On the other side can be found the kitchen with a full range of units, built in oven and sink overlooking the attractive courtyard garden.

On the first floor are three bedrooms arranged around an attractive and light landing space and there is a family bathroom here too - accessed from both the landing and Bedroom 4 (see floorplan). There is also a shower room on this floor. On the second floor is a large Bedroom 1 with open beams and Bedroom 2.

Outside the courtyard garden offers a sunny space for relaxing and entertaining as well as a good sized storage shed.

### AT A GLANCE

- Entrance Hall
- Sitting Room/Breakfast Room
- Kitchen
- Five double bedrooms
- Bathroom
- Shower Room
- Courtyard Garden with outside loo

### SERVICES:

- Mains gas, electricity, water and drains/sewage.
- Wiltshire Council Tax Band E.
- EPC Exempt due to listing.
- Superfast Broadband available in the area.
- Gas Central heating.



## LOCATION

Devizes is a thriving market town with a huge number of community events happening throughout the year from Literary, Comedy, Beer, Music Festivals to carnivals and lantern parades as well as the street festivals held in August. The town has a thriving independent shopping community and many coffee shops, cafes and pubs as well as Indian, Chinese and Italian restaurants. There is a cinema which is currently closed but due to reopen in early 2025, a leisure centre with pool and gym as well as several private gym facilities. Food shopping is covered by Sainsburys, Morrisons, Lidl and M&S Food.

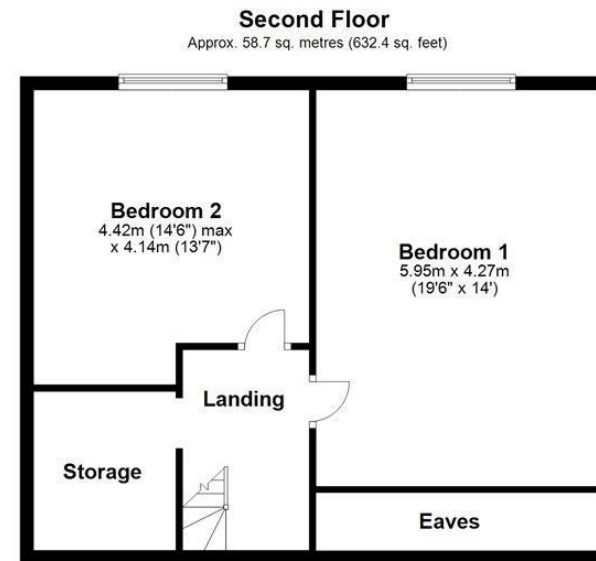
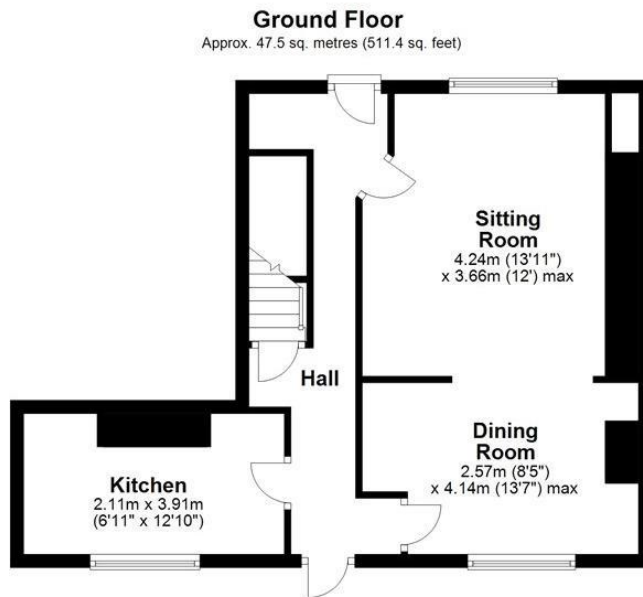
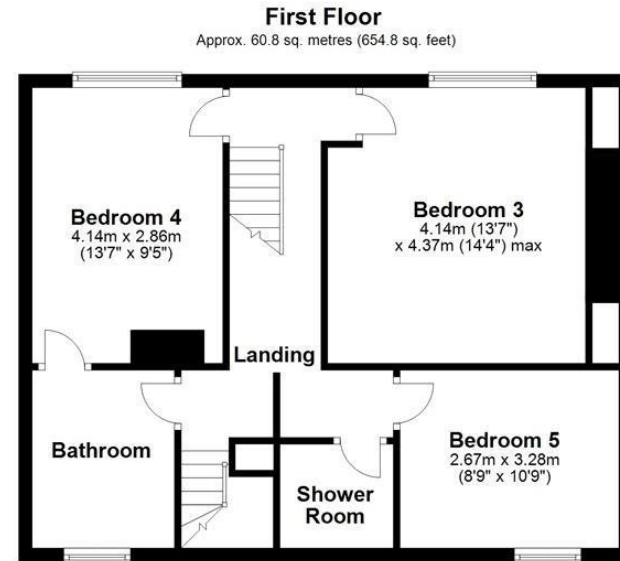
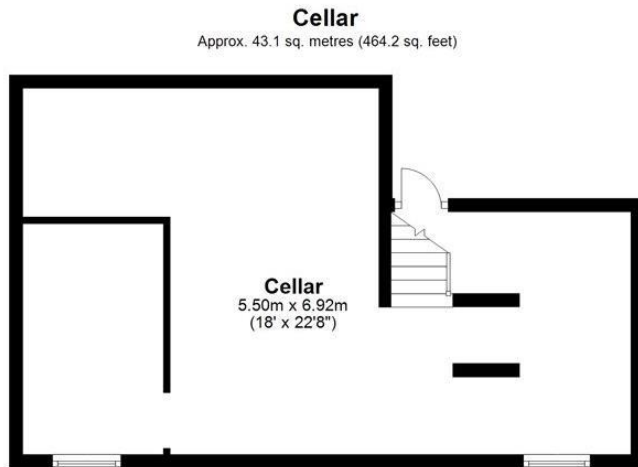
Travel is easy with good bus routes to Swindon, Pewsey and Chippenham where rail connections can be found for access to London, Bristol or Bath (London Paddington approx. 70 mins)

The town is surrounded by beautiful countryside with Roundway Down and Salisbury Plain within easy access. The famous Marlborough Downs are within a 20 minute drive. The Kennet Canal goes through the town and offers great walking along the tow path.

## AGENTS NOTE

Property is Freehold, however, please be aware there is a flying freehold over a reception room belonging to next door (half the bottom right window of front elevation picture does not belong to this property).





Total area: approx. 210.2 sq. metres (2262.7 sq. feet)

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Winkworth**