



IMMACULATE TWO-BED MAISONETTE Guide Price £160,000 Share of Freehold





14 FESTIVAL CLOSE, DEVIZES, WILTSHIRE, SN10 5AU

A delightful, two bed maisonette in a quiet residential area a ten minute walk from the centre of town. The property is on the first floor and has a good sized sitting/dining area with a galley kitchen off it. Along the landing are two good storage cupboards and a bathroom with shower. There is a large double master bedroom and a second, single bedroom or office. At the bottom of the stairs is a hallway with coat hanging space. There is also a useful fully boarded loft with a pull down ladder. Outside there are decorative beds and allocated parking space for one car.

AT A GLANCE

Hallway
Sitting/Dining Room
Galley Kitchen
Double Bedroom
Single Bedroom/Office
Bathroom

Parking for one car

SERVICES:

Mains electricity, gas and water
Wiltshire Council Tax Band B
EPC Band C



LOCATION

Devizes is a pretty market town with a large number of listed houses and its own (privately owned) castle. Surrounded by the very best of the beautiful Wiltshire countryside, there are wonderful walking and riding opportunities all around.

Festival Close is a 10 minute walk from the Market Place and the centre of town. There are a range of supermarkets and independent shops, bars and restaurants as well as a bustling weekly produce and antiques market, museum, sports centre, theatre and various sporting and cultural clubs.

There is excellent schooling nearby, from several primaries to Devizes School for seniors and the private sector includes Dauntsey's, Marlborough College, St Mary's and St Margaret's in Calne and Stonar. All within an easy daily commute.

Communications are good, the M4 and M3 are within half an hour and there are mainline stations at both Chippenham and Pewsey, both less than half an hour away and Paddington is reached in just over an hour.

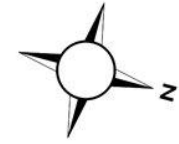
DIRECTIONS

From our office in The Market Place, head up Long Street and turn left at the mini roundabout at the top onto Southbroom Road. After fifty yards, turn right at the next mini roundabout onto Pans Lane.

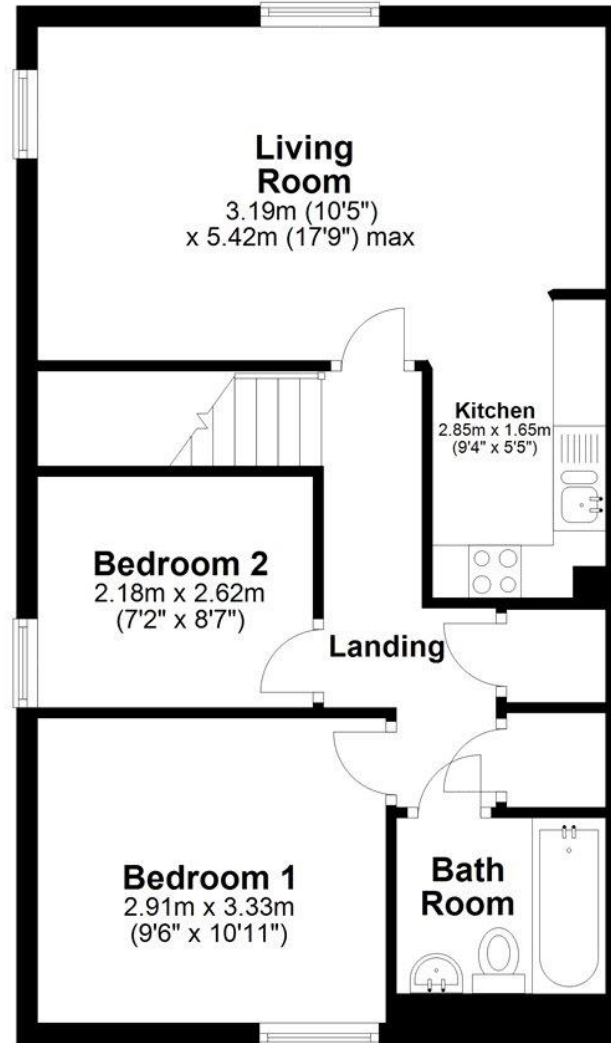
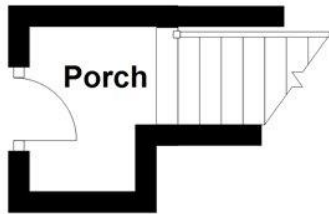
Continue for only about three hundred yards and turn left into Sarum Drive. Follow the road for a few hundred yards then turn left into Festival Close. Continue to follow the road round to the left until you are at the end by the children's playground. No 14 is on the corner to the right



First Floor
Approx. 51.5 sq. metres (554.6 sq. feet)

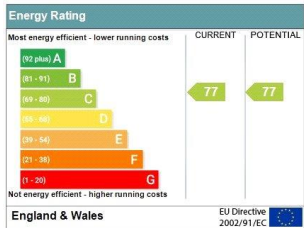


Ground Floor
Approx. 1.8 sq. metres (19.2 sq. feet)



Total area: approx. 53.3 sq. metres (573.8 sq. feet)

Address: 14 FESTIVAL CLOSE, DEVIZES, DEVIZES, SN10 5AU
RRN: 6839-4724-8000-0567-5222



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winkworth.co.uk

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