



2 THE GAVEL, MARKET PLACE, SN10
£165,000 FREEHOLD

Winkworth



2 THE GAVEL, MARKET PLACE, SN10 1HT

A delightful, single storey, one bed property sitting behind the Marketplace in Devizes with easy access to all amenities yet away from the hustle and bustle.

Hidden behind an access door and corridor from the Market Place, 2 The Gavel has been finished to a high standard and is only two years old. This is the perfect opportunity for a first-time buyer. Fantastically convenient for the centre of town yet hidden away from traffic and noise. Access is via a fenced, courtyard garden into the main reception room which consists of a large living area and along the back, a good range of kitchen units with oven and hob. To the right is the double bedroom and a fully tiled, modern shower room with underfloor heating, electric sky light and towel rail.

AT A GLANCE:

Open plan sitting/kitchen/dining room
Double Bedroom
Large shower room with underfloor heating
Outside, fenced courtyard garden

EPC: Band B

Council Tax Band: B

Mains Gas central heating

Mains drains and sewage.

Parking available on roadside, in Market Place or in Wharf Car Park nearby.



LOCATION

Devizes is a thriving market town with a wide range of independent shops, supermarkets including Sainsbury and Marks and Spencer Food, bars and restaurants. There is a busy weekly produce and antiques market and monthly farmers market. The Wiltshire Heritage Museum is in the town as is a cinema, library, sports centre and theatre and there are exciting cultural and foodie festivals and a fabulous carnival each year. Golfing and riding are both well served locally and there is good walking or cycling along the Kennet and Avon Canal which runs through the town.

Both Chippenham and Pewsey railway stations are within half an hour (London Paddington circa 90 minutes) and the centres of Bath, Bristol and Salisbury are all within an hours drive.

DIRECTIONS

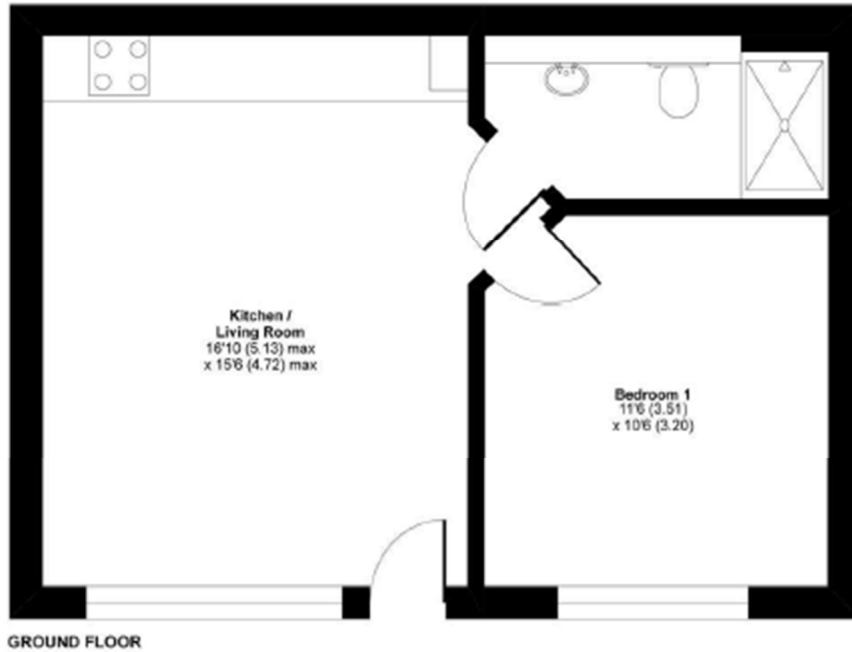
From the Market Place head north towards the Wadworth Brewery Building on the left side of the street. The blue door to The Gavel can be found between CMP Recruitment and the old Gazette and Herald building. There is a sign on the door indicating the way to The Gavel. Go through the door and down the walkway and the property can be found in front of you.



The Gavel, Market Place, Devizes, SN10

Approximate Area = 404 sq ft / 37.5 sq m

For Information Only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		99
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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