



FOREFIELD TERRACE, DEVIZES, WILTSHIRE, SN10  
**£225,000 FREEHOLD**

Winkworth





## 2 FOREFIELD TERRACE, DEVIZES, WILTSHIRE, SN10

Situated in the popular village of Rowde, just south of Devizes, this lovely period cottage has been beautifully updated and is immaculately presented. Perfect for a first time buyer or buy to let investment, it's a walk-in home.

The property is accessed through the lawned front garden, through the front door which leads into the cosy sitting room. A central fireplace with log burner and wooden mantel provides a focal point with alcoves either side. To the rear of property is a spacious kitchen/breakfast room with a range of modern, neutral units. This leads through an archway to the back door and the shower room extension, which has been tastefully modernised and offers a full size walk-in shower. Upstairs are two large, double bedrooms both with fitted wardrobes.

Outside the property is the charming garden to the front with seating area and log store and to the rear is a small courtyard with access along the rear of the terrace.

### SERVICES:

Mains Gas boiler

Mains water/sewage

Superfast Broadband available (80mbps)

Mobile coverage good with main providers

EPC Band D

Wiltshire Council Tax Band B





## LOCATION

Rowde is a pretty village just one mile from the market town of Devizes. The village can boast a modern primary school, church and a lovely public house, The George and Dragon which serves delicious food. There is also the fabulous Rowdey Cow Ice Cream Parlour and restaurant. The famous flight of locks on the Kennet and Avon canal runs down beside the village and the area is excellent for walking, riding and country pursuits. At the top of the hill, Devizes has a wide array of shops, restaurants and pubs as well as a small theatre, museum, doctors' surgeries and a leisure centre. There is a bustling weekly produce market and a lively annual timetable of festivals and events.

The elegant and historic centres of Bath and Salisbury are within forty five minutes and there are mainline stations at both Pewsey and Chippenham, around ten miles away (Paddington just over an hour).

## DIRECTIONS

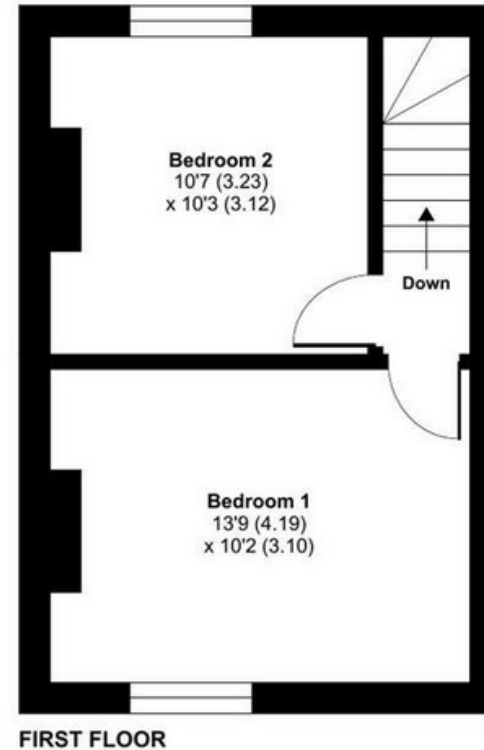
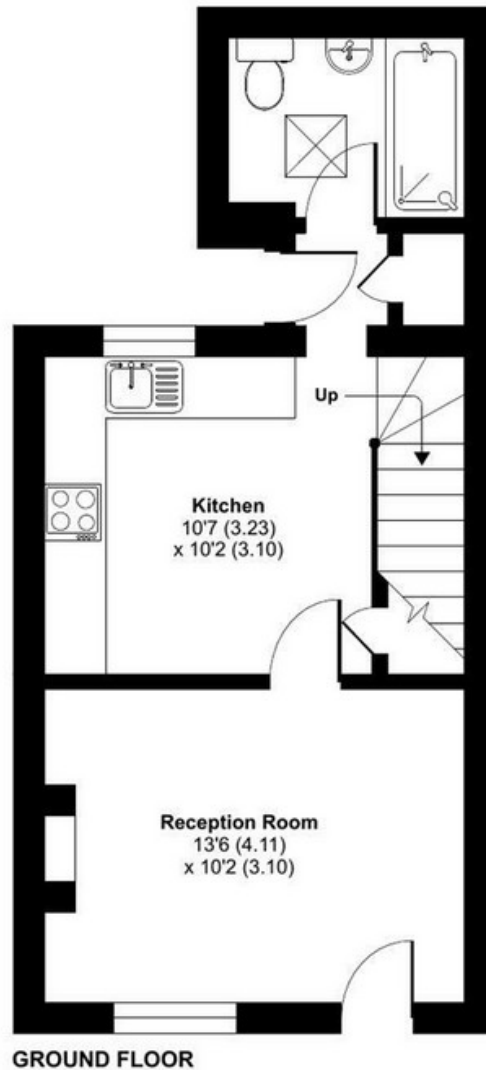
From Devizes Market Place head north towards the Wadworth Brewery building and turn left down Station Road to avoid road closures. Continue until the mini-roundabout and turn left going past the garage. Take the right fork at Shane's Castle signed to Chippenham and continue for a couple of miles into the village of Rowde. Take the second left hand turn by the old pub and the property can be found on your left. Parking is on the roadside or in the old pub car park.



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Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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