



COURT HILL, DEVIZES, WILTSHIRE, SN10 £395,000 FREEHOLD

Winkworth

51 COURT HILL, DEVIZES, WILTSHIRE, SN10 5PN



Charming 2-bedroom semi-detached house in a picturesque village setting. This well-maintained property boasts a modern interior, lovely garden, conservatory, off-street parking, and garage. Ideal for a small family or professionals seeking a peaceful retreat. Don't miss out on this inviting home!

This modern semi-detached house is nestled in a picturesque village setting, offering a blend of charm and contemporary living. Boasting two well-appointed bedrooms, this property exudes a welcoming and inviting atmosphere. The interiors are thoughtfully designed with modern finishes, creating a stylish and comfortable living space.

The property features a beautiful garden, perfect for relaxing or entertaining outdoors. A conservatory adds an extra touch of elegance, providing a serene spot to enjoy the surrounding scenic views.

AT A GLANCE

GROUND FLOOR:

- Kitchen
- Dining Room
- Living Room
- Downstairs Loo - with plumbing for washing machine and tumble dryer
- Conservatory

FIRST FLOOR:

- Two Double Bedrooms
- Family Bathroom

OUTSIDE:

- Double Garage
- Off Street Parking
- Large Garden

SERVICES:

- Mains electricity, water and drainage
- EPC Rating: F
- Council Tax band: C



LOCATION

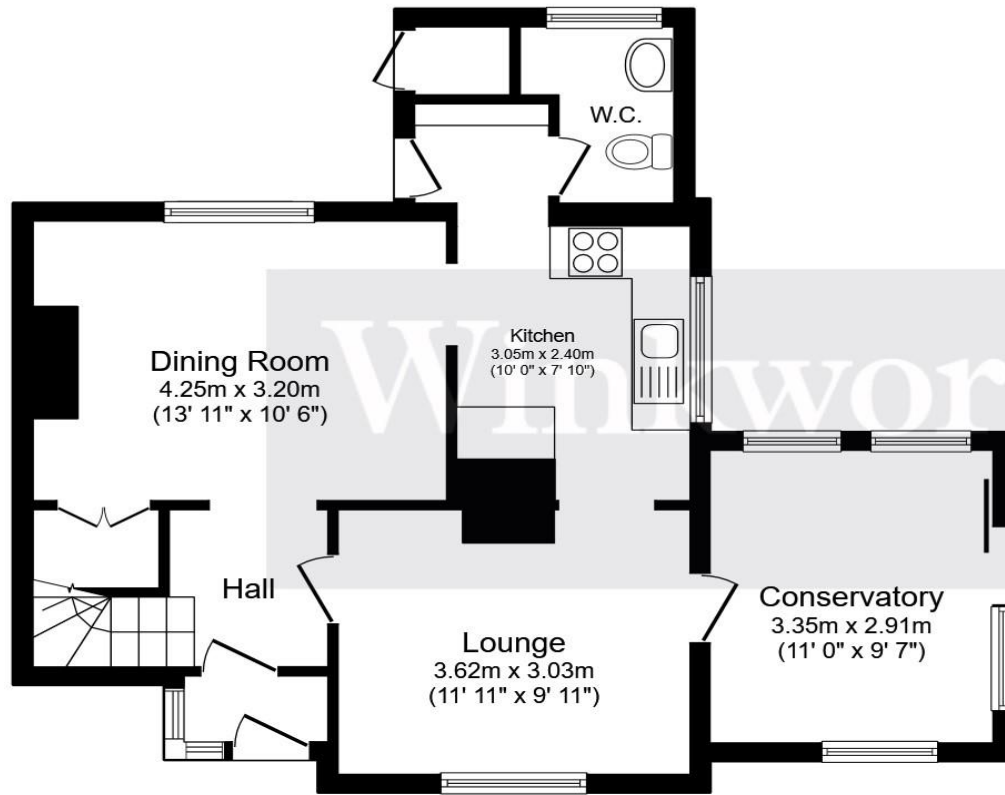
This lovely village house is within easy distance of schooling for all ages including several primaries, Dauntsey's and Lavington School. Within walking distance is a village shop and Post Office, church, village hall and public house. Pop across the road for Potterne woods with walking all the way up into Devizes plus the village cricket club.

Just a mile up the hill is the pretty market town of Devizes with a good range of shops, supermarkets, cafes and bars. There is a bustling weekly produce market, vibrant annual timetable of festivals and carnivals and plenty of opportunities for the artistic, musical, cerebral and sporty!

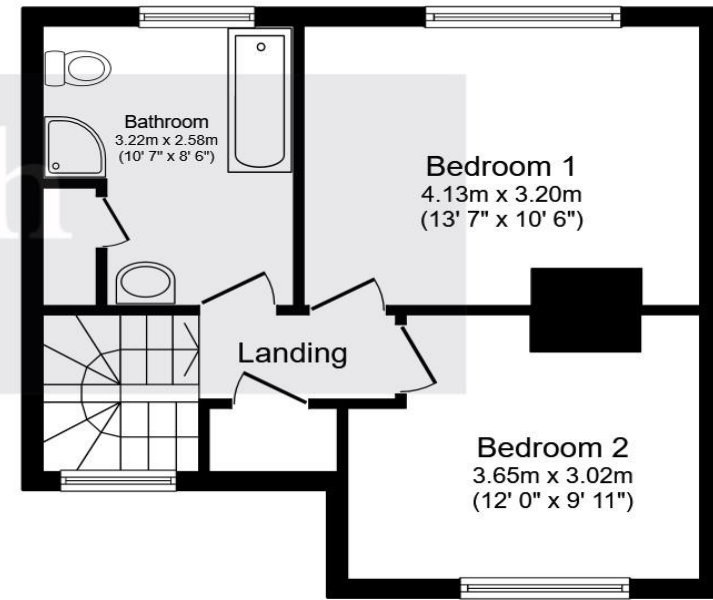
The beautiful cities of Bath and Salisbury are within an hours drive and there are stations at Pewsey and Chippenham, both within half an hour and going into Paddington in just over an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(38-54) E	35	
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total floor area 95.4 m² (1,027 sq.ft.) approx

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

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