

strakers

9b Monday Market Street, Devizes, Wiltshire, SN10 1DN

In branch | Online | On the move
strakers.co.uk

9b Monday Market Street, Devizes, Wiltshire, SN10 1DN

£115,000

A charming two bedroom second floor flat, located in the centre of Devizes with no onward chain.

- Grade II Listed building
- Two-bedrooms
- Town centre location
- Second floor flat
- Gas central heating
- No onward chain
- Ideal investment opportunity

Leasehold - Share of Freehold

EPC Rating C









A well-proportioned two-bedroom second floor apartment, forming part of an attractive Grade II Listed building in the very heart of Devizes town centre. Offered to the market with no onward chain, the property would make an ideal investment opportunity or convenient town centre home.

The accommodation is arranged around a central hallway and offers a practical and spacious layout. The main reception room is particularly generous, measuring over 19ft in length and providing ample space for both comfortable seating and dining. The separate kitchen is well arranged with a range of cupboard and worktop space, while a bathroom sits conveniently off the hallway.

There are two bedrooms, including a good-sized principal double bedroom and a second bedroom which would lend itself well as a guest room, home office or dressing room depending on requirements.

Further benefits include gas central heating and the character and charm associated with a Grade II Listed building.

Monday Market Street is superbly positioned for immediate access to the historic Market Place and the town's wide range of independent shops, cafés, restaurants and everyday amenities. With its central location, generous accommodation and no onward chain, this is an appealing opportunity for buyers seeking a low-maintenance home or investment in the heart of Devizes.

Situation
The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information
We are advised all mains services connected.
Tenure: Share of Freehold with 999 year lease from 2019.
Council Tax Band: A.
EPC Rating: C.
Charges: Peppercorn ground rent of £1 per annum, maintenance charges shared between shareholders on ad hoc basis.
Agents note: The property is in a Grade II Listed building and located within a conservation area.



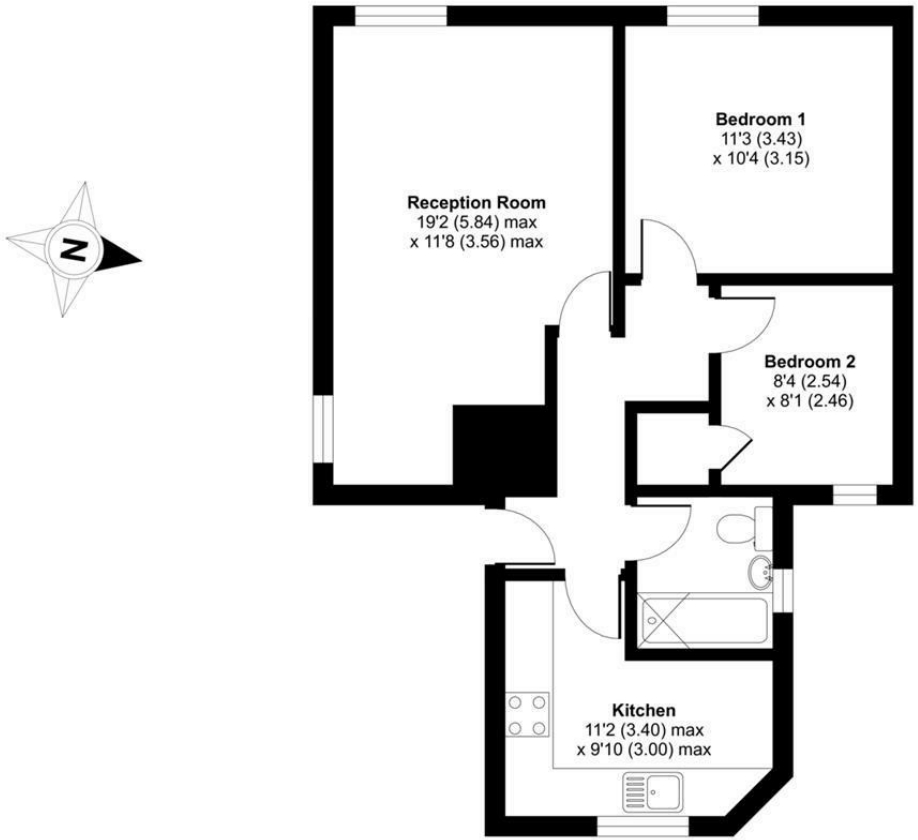




Monday Market Street, Devizes, SN10

Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Strakers. REF: 796345

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

strakers

For further details 01380 723451
devizes@strakers.co.uk

In branch | Online | On the move
strakers.co.uk