



**Combe Walk, Devizes SN10 2HE**

**welcome to**

## **Combe Walk, Devizes**

Spacious and well-presented two-bedroom ground floor flat on Combe Walk, set in a quiet and popular edge of town location. Offering easy access to countryside walks while being a short distance from the town centre. Benefits include gas central heating, double glazing and NO ONWARD CHAIN.

### **Entrance Hall**

Entrance to this ground floor flat situated in a popular residential area within the Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : doors to lounge, kitchen, bedrooms and bathroom, with a large built in airing cupboard, telephone entry system and a radiator.

### **Lounge**

Generous lounge with a window to the front aspect, ample space for lounge furniture and two radiators.

### **Kitchen**

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drain. Integrated oven, integrated hob with extractor fan over, plumbing for washing machine and space for fridge/freezer. Window to the rear aspect, extractor fan, laminate flooring and a radiator.

### **Bedroom One**

Spacious bedroom with windows to both the front and side aspect allowing for a good degree of natural light to flood the room. Ample space for bedroom furniture and a radiator.

### **Bedroom Two**

Another good sized dual aspect bedroom with windows to both the rear and side, built in cupboard housing the boiler and electrics box and a radiator.

### **Bathroom**

Bathroom comprising a low level w/c, wash hand basin with tiled splash backs and bath with shower over. Obscure window to the rear aspect, extractor fan and lino flooring.

### **Parking**

Allocated parking to the rear of the property for two vehicles.

### **Agent Note**

The property is on a low cost housing scheme and is offered at a 20% discount, a great opportunity to purchase and get on the property ladder. Any interested parties would need to register their details with Homes4Wiltshire to see if you qualify!





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welcome to

## Combe Walk, Devizes

- Spacious Ground Floor Flat
- Low Cost Housing Scheme - 20% Discount
- Edge of Town Location
- Allocated Parking x Two
- NO ONWARD CHAIN

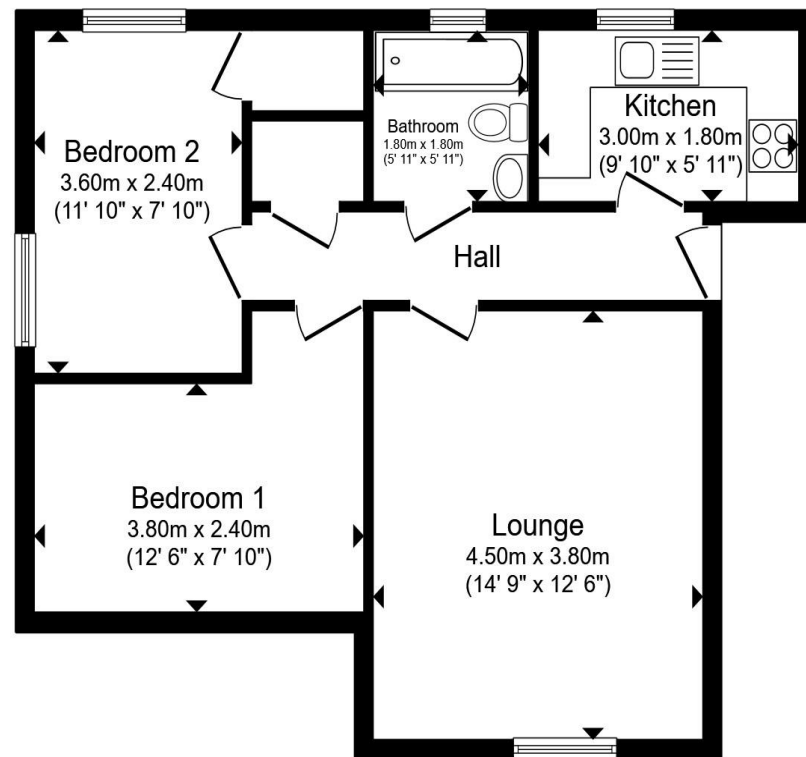
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 2208.00

Ground Rent: 192.53

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £136,000



Total floor area 54.1 m<sup>2</sup> (582 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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
DVZ107335 - 0003

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