



Rose Villa, 48 Bulkington  
Devizes, SN10 1SL

**STRAKERS**



## Rose Villa, 48 Bulkington, Devizes, Wiltshire, SN10 1SL

A wonderfully appointed 3 bedroom detached village home set in a very generous plot. The property offers great potential for extension and further modernisation with ample parking and also scope for garaging.

- 3 Double Bedrooms
- 2 Reception Rooms
- Refitted Kitchen & Bathroom
- Generous Gardens
- Ample Secure Parking
- A House With Huge Potential
- Previous P. P Granted
- W/95/00129/FUL
- Foundations In Place
- Sought After Village Setting

£455,000





**\*\*3 DOUBLE BEDROOMS\*\* GOOD SIZED PLOT\*\* HUGE POTENTIAL TO EXTEND\*\* WONDERFUL WILTSHIRE VILLAGE\*\***

Built in 1948, 'Rose Villa' is a good sized mature family home within 0.2 acres of land, set in a very popular village, that provides an exciting opportunity for prospective buyers to extend and further modernise to their own requirements. Planning was previously granted by the council for a two storey extension to side to provide garage/workshop and additional bedroom accommodation. The foundations are already laid and copies of the approved plans and planning certificate are online on Wiltshire Council's planning portal under application number: W/95/00129/FUL.

Internally a good sized hallway with parquet flooring leads off to a downstairs cloakroom and a 23ft dual aspect sitting room (also featuring parquet flooring) with a large log burning stove that provides heating/hot water) and French doors out to the fabulous garden. There is a separate dining room with tiled flooring that leads through to a stylish refitted kitchen with oak worktops. On the first floor there are three double bedrooms complemented by a modern updated bathroom and separate WC, all with painted wooden flooring. Other features include original parquet flooring, boarded loft with fixed ladder and lighting. There is hot water available through the hot water cylinder. Outside double gates open onto a large expansive gravelled driveway with parking for numerous vehicles and further potential to create garaging if one so wished. The generous lawned gardens run to the side and rear with a raised patio sun terrace, a feature pond, a variety of fruit trees, established shrubs and planted beds, a garden shed and wood store.

**Situation**

The property is situated in the centre of the popular village of Bulkington set on a generous plot. There is a good community spirit within the village and a thriving family run public house/restaurant called 'The Well,' there is also a great children's playing field with a fine selection of local schooling in the area including Keevil, Seend, Lavington Secondary and Dauntsey's School all closeby with bus services. 5. Surrounding area provides several miles of circular countryside walks

Devizes town centre lies some six miles east of Bulkington providing a wider range of amenities and a thriving weekly market. The major towns of Swindon, Salisbury, Bath, Chippenham and Marlborough are all within a 25 mile radius. Mainline railway services are available from Chippenham, Pewsey, Trowbridge, Melksham and Westbury providing links to Bristol and London .

**Property Information**

Tenure: Freehold

EPC Rating: E

Council Tax: Band D

Services: Mains water, drainage and electricity. Heating & hot water is provided through the wood burning stove.

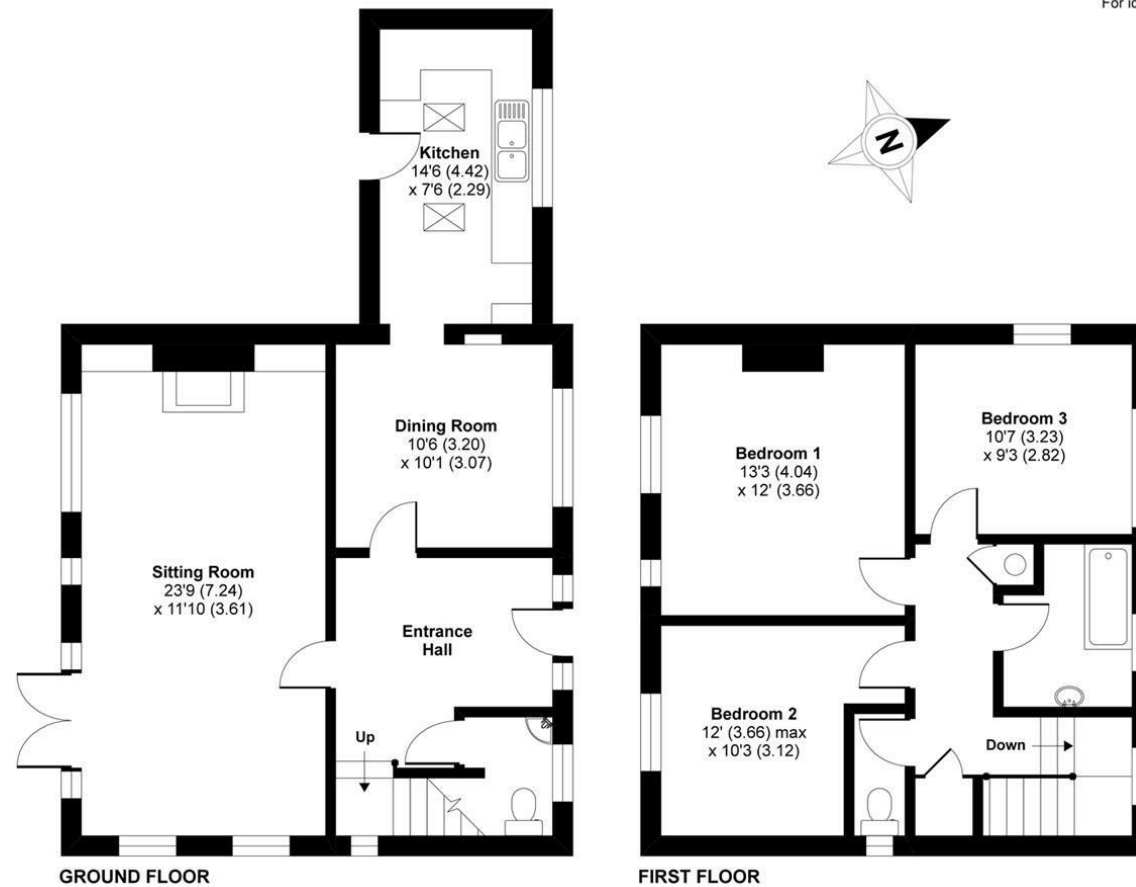




# Bulkington, Devizes, SN10

Approximate Area = 1236 sq ft / 114.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Strakers. REF: 691846

Rose Villa, 48 Bulkington, Devizes, Wiltshire, SN10 1SL

Tel: 01380 723451

Email: [devizes@strakers.co.uk](mailto:devizes@strakers.co.uk)

[www.strakers.co.uk](http://www.strakers.co.uk)

■ Chippenham  
■ Corsham

■ Devizes  
■ Malmesbury

■ Auctions  
■ Lettings

■ New Homes  
■ Professional Dept