



**1 Eastfield Cottages, London Road,  
Devizes, Wiltshire SN10 2DR**

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property consultants

## A well-presented period house recently refurbished and extended to provide flexible accommodation to include an annexe

### Location

Devizes has many amenities including town centre shopping, a leisure centre, various supermarkets, cinema, theatre and thriving weekly market. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available from Pewsey, Chippenham and Swindon, and also from Andover to Waterloo.

Schools in the locality include Devizes School, Dauntseys School, Marlborough College and St Mary's Calne.

1 Eastfield Cottages lies on the southern side of the road about ½ mile from the centre of town just before the bridge and backing on to the canal.

### Description

This wisteria clad semi -detached property is of brick elevations under a pitched tiled roof with ornate fascia boarding and believed to be originally Victorian. The property has been extended and refurbished offering excellent space with many period features such as the marble mantelpiece and leaded effect windows whilst at the same time being double glazed and having under floor heating through out.

The front door leads to the **Entrance Hall** carpeted and leading to the **Sitting Room** carpeted, with a open fireplace with a marble mantelpiece and stone hearth. The **Cloakroom**

with wc and hand basin lies off the hall as does the **Dining Room** carpeted with specialist library style wall paper, French windows to the garden. The **Kitchen** has a range of fitted floor and wall units in a distressed style and incorporating a 5 ring gas rangemaster oven with extractor above, space for a dishwasher and a double Belfast sink. At the end is the generous **Utility Room** and cupboard housing the boiler and hot water tank.

On the first floor there is the double aspect **Master Bedroom** carpeted with **ensuite Bathroom**, **Double Bedroom 2** with **ensuite Bathroom** and **Double Bedroom 3** with **ensuite Shower Room**.

### Annexe

Self-contained entrance to a large open plan **Sitting Room/Dining/Kitchen** with wood effect flooring, **Bathroom** with hand basin, wc, bath and shower and a **Double Bedroom**.

### Outside

There is a large gravelled area to the wisteria clad front giving plenty of parking spaces. There is side access to the rear garden which is lawned mostly with a raised decking area overlooking the canal.

**Tenure** Freehold

**EPC** 64D

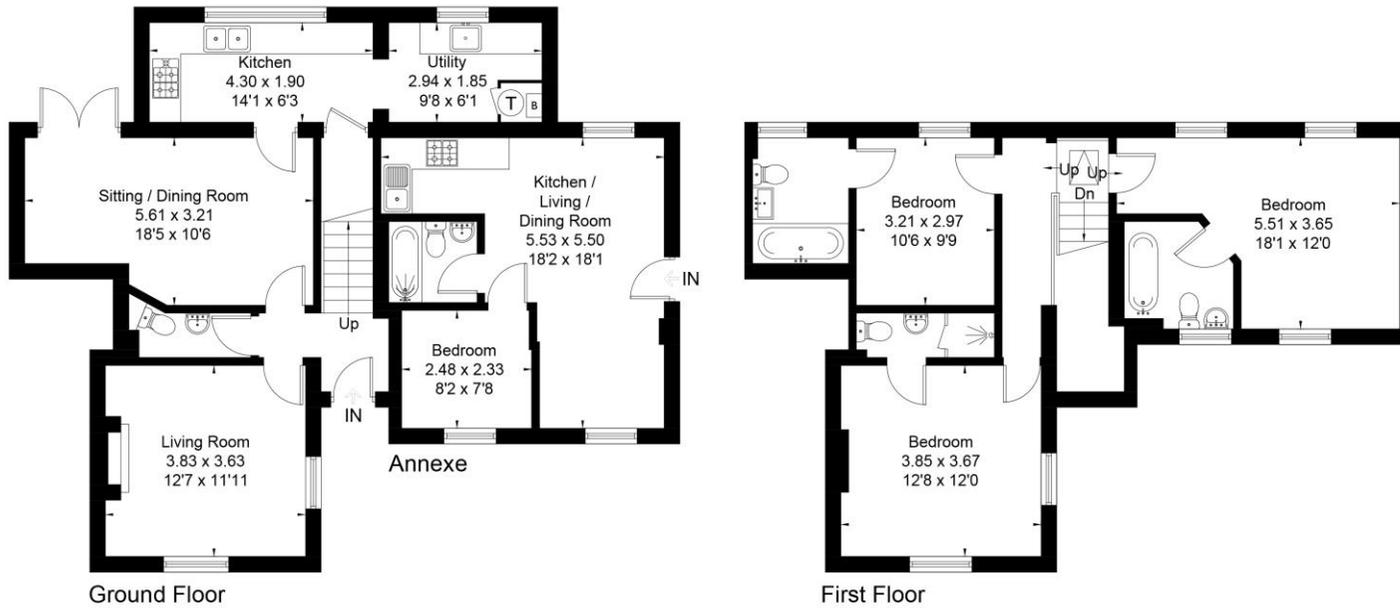
**Services:** Mains gas, electricity, water and drainage. Gas fired under floor heating to main house.

**Council Tax:** Band D

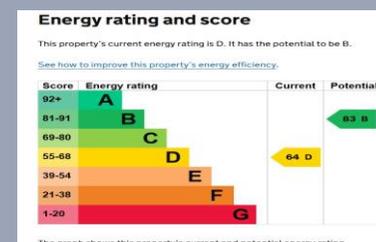
**Local Authority:** Wiltshire Council Tel: 0300 456 0100 [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)



Approximate Area = 117.6 sq m / 1266 sq ft  
Annexe = 29.1 sq m / 313 sq ft  
Total = 146.7 sq m / 1579 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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www.birkmyrepc.co.uk  
01672 516619

23 The Parade, Marlborough SN8 1NE

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