



**Winchcombe Avenue, Devizes SN10 2QX**

## **Welcome to**

### **Winchcombe Avenue, Devizes**

Modern three-bed semi detached in sought-after Quakers Walk, Devizes. Offers a bright lounge, stylish kitchen/diner, cloakroom, en-suite to the master plus family bathroom. Includes front and rear gardens, garage and driveway parking.

#### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### **Entrance Hall**

Entrance to this stunning three bedroom semi detached family home situated in a sought after location within the Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : doors leading to the lounge, kitchen/diner and cloakroom, stairs to the first floor, Antico flooring and a radiator.

#### **Cloakroom**

Downstairs cloakroom comprising a low level back to wall w/c, corner wash hand basin with mixer tap, obscure window to the side aspect, Antico flooring and a radiator.

#### **Lounge**

Generous lounge with a Bay window to the front aspect, ample space for lounge furniture, television aerial point, laminate flooring and a radiator.

#### **Kitchen / Diner**

Fitted kitchen comprising a range of wall and base units with granite work surfaces over, inset sink/drainage with mixer tap. Integrated oven, integrated four ring gas hob with stainless steel chimney style cooker hood over, integrated dishwasher, space for American style fridge/freezer and plumbing for washing machine, Space for dining table and chairs, storage cupboard, window to the rear aspect, French doors leading to the garden, laminate flooring and a radiator.





### **Landing**

Stairs from the entrance hall leading to the first floor, doors to all bedrooms and family bathroom, airing cupboard, loft hatch and a radiator.

### **Bedroom One**

Generous master bedroom with built in double wardrobe with mirrored sliding doors, window to the front aspect, door leading to the en-suite and a radiator.

### **En-Suite**

En-suite comprising a low level back to wall w/c, wash hand basin with mixer tap and shower cubicle. Obscure window to the side aspect, Antico flooring and a chrome ladder style heated towel rail.

### **Bedroom Two**

Another good sized bedroom with built in wardrobe, window to the rear aspect and a radiator.

### **Bedroom Three**

Situated to the rear of the property with a window overlooking the garden and a radiator.

### **Bathroom**

Family bathroom comprising a low level back to wall w/c, wash hand basin with mixer tap and bath. Obscure window to the side aspect, shaver point, extractor fan, Antico flooring and a chrome ladder style heated towel rail.

### **Rear Garden**

Enclosed by panel fencing with a gate to the side accessing the driveway, patio to the fore with the remainder laid to artificial grass. Flower beds with a selection of small trees and shrubs and personal door leading to the garage.

### **Garage**

With an up and over door, storage in eaves, power and light.

### **Parking**

Accessed via a private road there is parking for approximately four vehicles.



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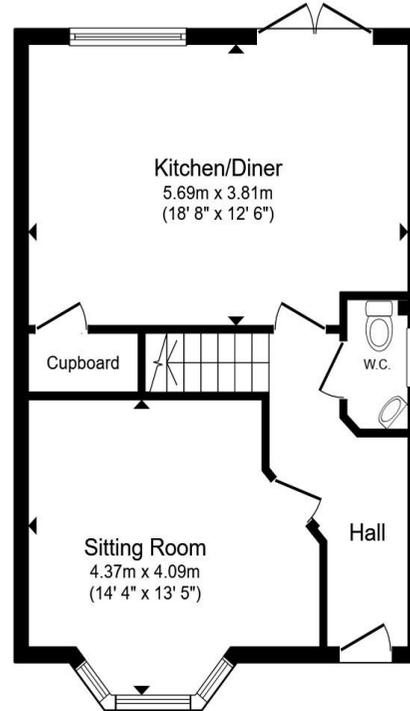
## Winchcombe Avenue, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Sought After Location
- Modern Three Bed Semi Detached Family Home

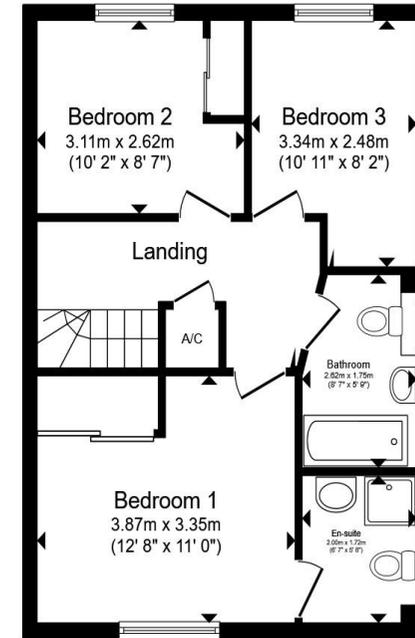
Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

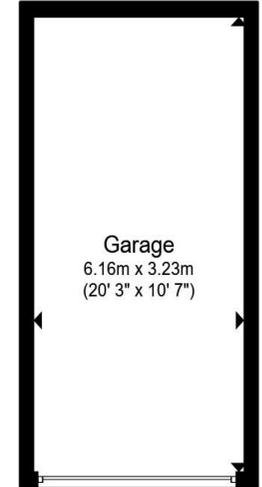
**£375,000**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 113.4 m<sup>2</sup> (1,221 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:  
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allen & harris



**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10  
1JL



[allenandharris.co.uk](http://allenandharris.co.uk)