



## 2 Royal Oak Court

, Devizes, SN10 1EG

Guide Price £230,000



**\*\*CENTRAL TO TOWN\*\*ALLOCATED PARKING\*\*GARDEN\*\*TWO DOUBLE BEDROOMS\*\***

A charming two double bedroom link attached house ideally set within a very short stroll from the town centre and the Kennet and Avon Canal. The property would be ideal for a variety of prospective buyers; from anyone looking to downsize and wanting to be within town, a great home for a first time buyer, equally as an investment opportunity. As a buy to let this house has an estimated rental potential of £700 pcm. The ground floor has a relatively spacious sitting room, with a separate kitchen/diner opening onto the garden at the rear. On the first floor there is a contemporary shower room with a white suite and two double bedrooms with the master bedroom also featuring a good sized dressing/cot room or study leading off. Gas heating and double glazed throughout. Outside there is a walled garden and allocated parking.





## Situation

Situated in a quiet out of the way residential area within half a mile of Devizes town centre. 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

Tenure: Freehold

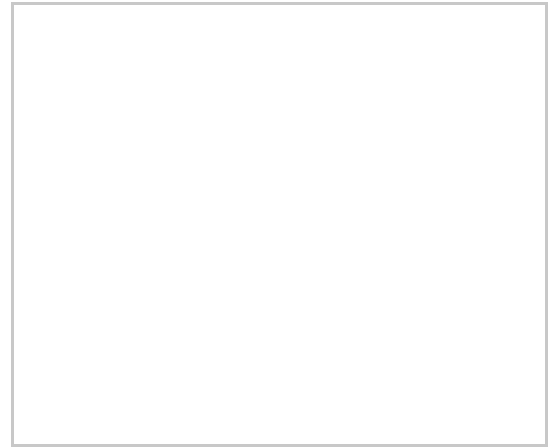
EPC Rating: C

Services: All mains services are connected

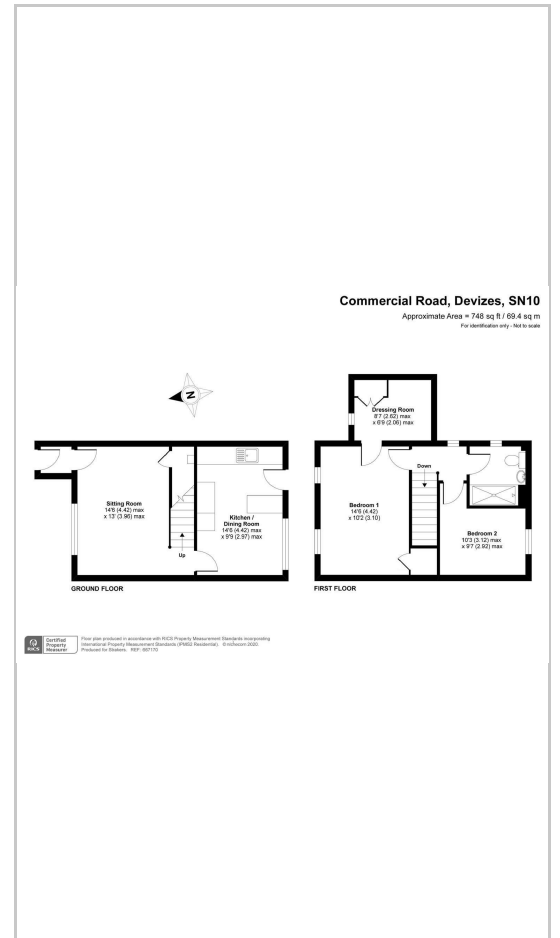
Council Tax: Band: C

Potential yield of 4.5%

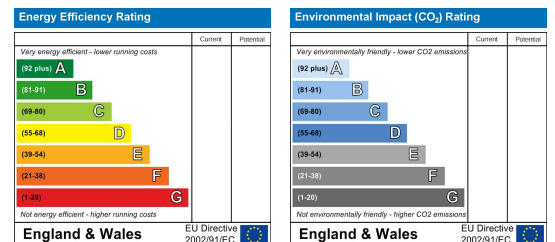
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6-7 Market Place, Devizes, Wiltshire, SN10 1HT

Tel: 01380 723451 Email: devizes@strakers.co.uk www.strakers.co.uk