



Stokes Close  
Devizes, SN10 2RS





## 7 Stokes Close, Devizes, Wiltshire, SN10 2RS

A well presented two bedroom modern terraced home within a short stroll of the Kennet and Avon canal and Devizes Marina, enjoying a south facing garden and allocated parking.

- Two Bedroom Modern Home
- South Facing Rear Garden
- Allocated Parking
- Good Order Throughout
- Contemporary Bathroom
- Close To The Canal & Marina
- Good Buy To Let
- Estimated Rental @ £700 pcm
- Ideal First Time Buyer Home

Price Guide £190,000





**\*\*EXCELLENT 2 BEDROOM MODERN HOME\*\* 2  
RECEPTION ROOMS\*\* SOUTH FACING GARDEN\*\*  
PARKING**

A good opportunity to buy a well presented 2 bedroom terraced home in this popular location near Devizes Marina. The property would be an ideal home for a First Timer Buyer as well as a great buy to let opportunity being freehold with an estimated rental of £700 pcm (which equates to a potential yield of 4.4% (based on current asking price). The property enjoys private south facing rear garden that is laid to lawn with a good sized shed and patio sun terrace. There is a rear gate and pathway that leads to an allocated parking space.

Internally the entrance hall leads through to a light sitting room which in turn opens into a separate dining room with French doors out to the garden. There is a modern fitted kitchen with black and white floor tiles, spotlights, a refitted extractor hood and space for appliances. On the first floor there is a generous main bedroom with a built in double wardrobe and further cupboard over the stairs. A second bedroom also has a built in cupboard. The owner has refitted the bathroom with a modern white suite and again features black and white floor tiles.

#### Situation

The property is located close to Devizes Marina, with town easily walkable along the canal. There is also a public house called 'The Hourglass' and the Marina Café on the doorstep. 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

Council Tax: Band C

EPC Rating: D

Services: Electric heating, mains water, drainage and electricity

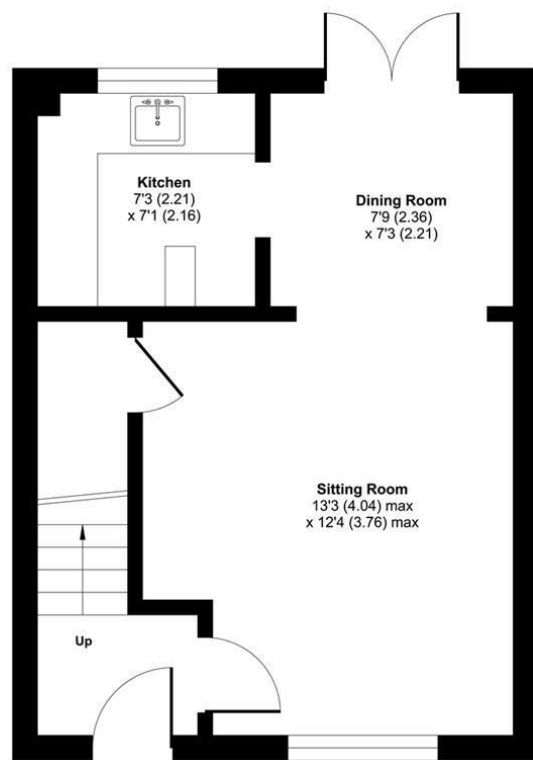




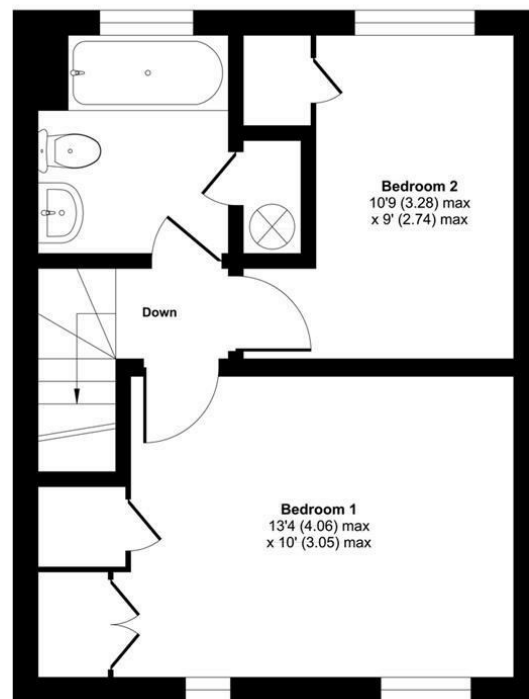
## Stokes Close, Devizes, SN10

Approximate Area = 676 sq ft / 63 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Strakers. REF: 682499

7 Stokes Close, Devizes, Wiltshire, SN10 2RS

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