



Kingfisher Lodge
Devizes, SN10 2RH



Kingfisher Lodge Devizes Marina Village, Devizes, Wiltshire, SN10 2RH

A superb waterside retreat! One of just a handful of exciting quality lodges overlooking the Devizes Marina and Kennet and Avon Canal. Prices start from £175,000 with planning consent full full time occupancy.

- Superb 40ft x 20ft Lodge
- Full Residency For over 55s
- Waterside Location
- Views Over The Marina
- Two Double Bedrooms
- High Specification Finish
- Two En Suites, Hot Tub
- Parking For 2 Cars
- No Chain
- Ready To Buy

£175,000



IDEAL LOCK UP & LEAVE OR BOLT HOLE **SUPERB WATERSIDE LODGES VIEWS OVER DEVIZES MARINA** NO ONWARD CHAIN** AVAILABLE FOR FULL RESIDENCY FOR ANYONE OVER 55****

A wonderful waterside home fully equipped and beautifully appointed overlooking Devizes Marina. This luxury lodge is ready to use and is one of only 8 contemporary lodges located at the exclusive Devizes Marina Village, all built and finished to a high specification by Lynx Lodges.

Kingfisher Lodge, which measures 40ft x 20ft, has an open plan living area with a well equipped kitchen, two double bedrooms with fitted wardrobes and stylish en suites. Outside is a long decked sun terrace from which you can take in the delightful views. A hot tub is also included within a private fully enclosed area to the rear of the lodge. There is also allocated parking for two cars and landscaped gardens dividing each lodge. In addition to the three marina facing lodges there will be two further plots ready for brand new build lodges fronting the Kennet and Avon canal with far reaching views. Please call for further details and prices. Cash buyers only. These lodges can be used all year around and are available for anyone over the age of 55.

Directions

Proceed out of Devizes on the A361 London Road, past the Police Headquarters, then continue straight over the first roundabout and at the second roundabout by B&Q store turn right on to Hambleton Ave then left on to Naughton Avenue. Turn right at the roundabout and then left hand in to The Marina. Devizes Marina Village is accessed through the electric gates by the café.

Situation

Devizes Marina Village is located on the edge of Devizes, adjacent to the famous Kennet and Avon Canal and within easy access of the local villages of Bishops Cannings, Coat and Stert. On site there is an excellent public house called The Hourglass and a bustling café serving a delicious range of hot and cold food and drinks. 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.

Parking

Two parking spaces.

Decking & Hot Tub

Decked sun terrace and hot tub. Storage area underneath the lodge.

Property Information

Mains electricity, water and drainage.

LPG heating.

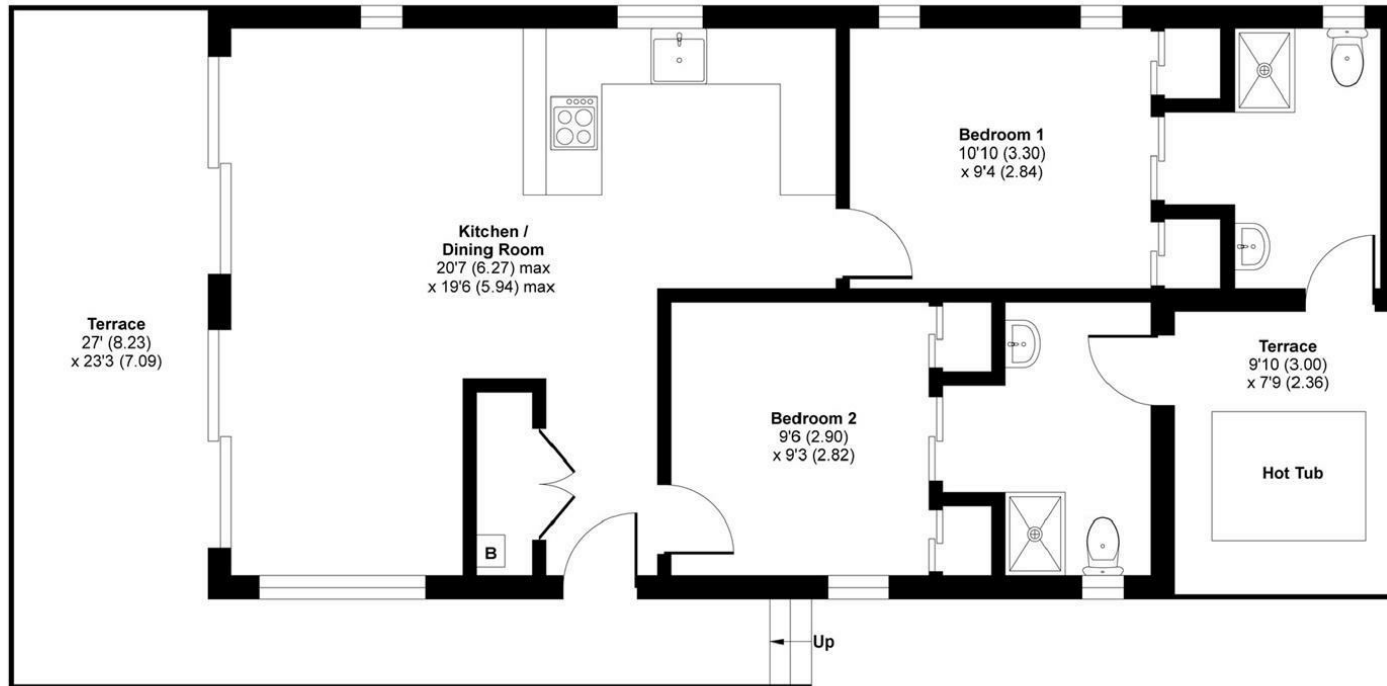
Tenure is leasehold- Ground Rent is £1,800 p.a with a new 99 year lease.



Devizes Marina Lodges, Horton Avenue, Devizes, SN10

Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Strakers. REF: 612430

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