



DOWSE ROAD, WILTSHIRE, SN10

GUIDE PRICE £295,000 FREEHOLD

**Winkworth**



## 19 DOWSE ROAD, DEVIZES WILTSHIRE, SN10 3FN

An immaculately presented family home with a fabulous principle bedroom ensuite. There are a further two bedrooms and the family bathroom on the first floor with a spacious, bright and comfortable living space on the ground floor. Moreover, there is parking for three cars and a lovely east facing garden.

This property was built as part of an excellent new development in 2011 and is set to the East of the Kennet and Avon Canal, perfect for sunny summer walks. Included in the development is a playground which, among the other conveniences of its location, makes this property perfect for family living.

### AT A GLANCE

#### Ground Floor:

- Entrance Hall
- Downstairs Loo
- Kitchen/Dining Room
- Living Room

#### First Floor:

- Principle Ensuite Bedroom
- Double Bedroom
- Family Bathroom
- Single Bedroom

### SERVICES

- Mains Electricity, Gas, Water and Drainage
- Gas Central Heating
- Council Tax Band C
- EPC Band C



## LOCATION

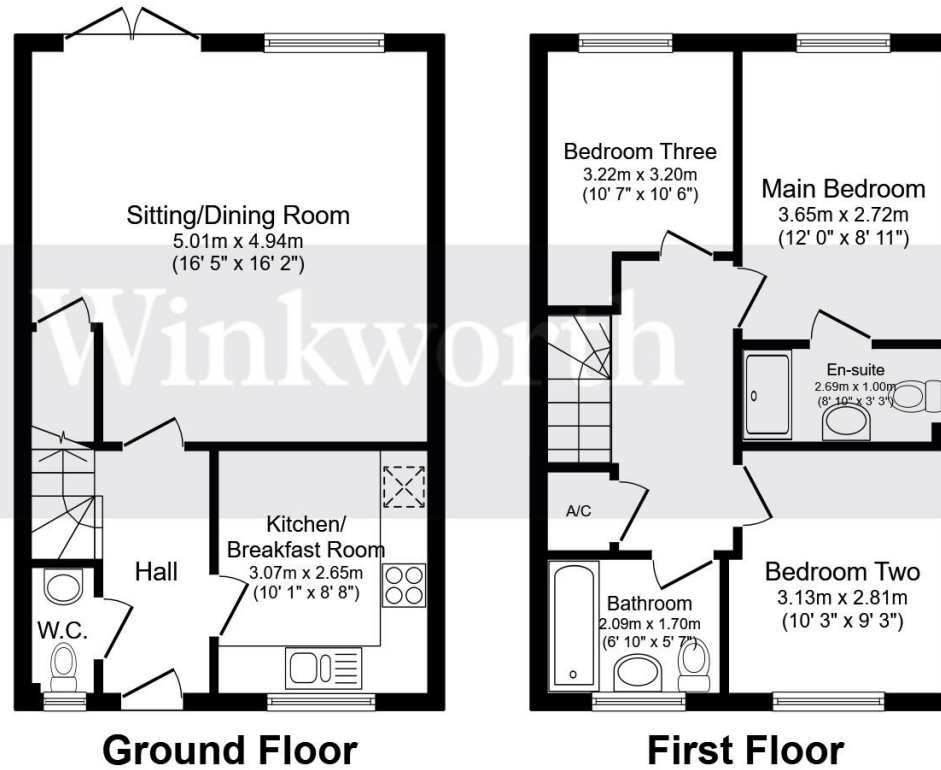
Dowse Road is within half a mile to the centre of Devizes and is ideally situated for easy access to any one of a number of primary schools and a short walk to Devizes School. Devizes is a pretty market town with a range of shops and supermarkets, cafes and restaurants. There is a weekly produce market and a lively annual timetable of festivals and events. The cinema is being refurbished and there is a theatre, library and museum plus several doctors and dentists.

Schooling is good for all ages with primaries at nearby Bishops Cannings and Quakers Walk and a secondary on The Green in town. In the private sector, there are St Mary's and St Margaret's in Calne, Dauntsey's and of course, Marlborough College. There are good bus links to Bath, Chippenham and Calne and the train station at Chippenham is a main line station (London Paddington 70 minutes). There are also school buses from the Market Place to most of the schools.

## DIRECTIONS

From The Market Place head along Northgate Street towards the brewery and take the second exit at the roundabout. Continue along New Park Street and at the next roundabout, take the first exit. At the following roundabout, continue straight over onto Estcourt Street. When you reach St James' Church, turn onto Brickley Lane and then take the first left onto Meadow Drive. From Meadow Drive, take the second right down Spitalcroft Road and then left down Wadworth Road. At this point, the property will be on your left as the road bends round to the right down a side lane.





Total floor area 81.2 m<sup>2</sup> (875 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.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	90
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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