



16 Sutton Place  
Devizes, SN10 1NB



## 16 Sutton Place, Devizes, SN10 1NB

A charming modern home conveniently placed for town, an ideal investment or first time buyer's home.

- Centrally Located
- Two Bedroom Home
- Great Buy To Let Opportunity
- Estimated Rental @ £725pcm
- Sitting/Dining Room
- Conservatory
- Newly Refurbished Kitchen
- Refitted Shower Room
- Enclosed Private Garden
- Residents Parking Area

Guide Price £210,000



## Description

This newly refurbished two bedroom home is set in the heart of Devizes, only a short walk away from amenities. The lovely landscaped private courtyard garden provides a little oasis of calm and sunlight right in the heart of the town.

Accessed via steps to the front, the property briefly comprises; UPVC entrance porch, hallway, a stylish refitted kitchen with a breakfast bar and wood effect worktops, a generous sitting room with a large storage cupboard and feature fireplace and a UPVC conservatory to the rear which over looks the walled garden. To the first floor there are two bedrooms, a refitted shower room and a light and airy landing. Further benefits include UPVC double glazed windows throughout and gas fired central heating. Externally the pretty enclosed rear garden is recently paved with a path leading to the side. There is a residents' parking area located closeby but not specifically allocated to this property.

## Situation

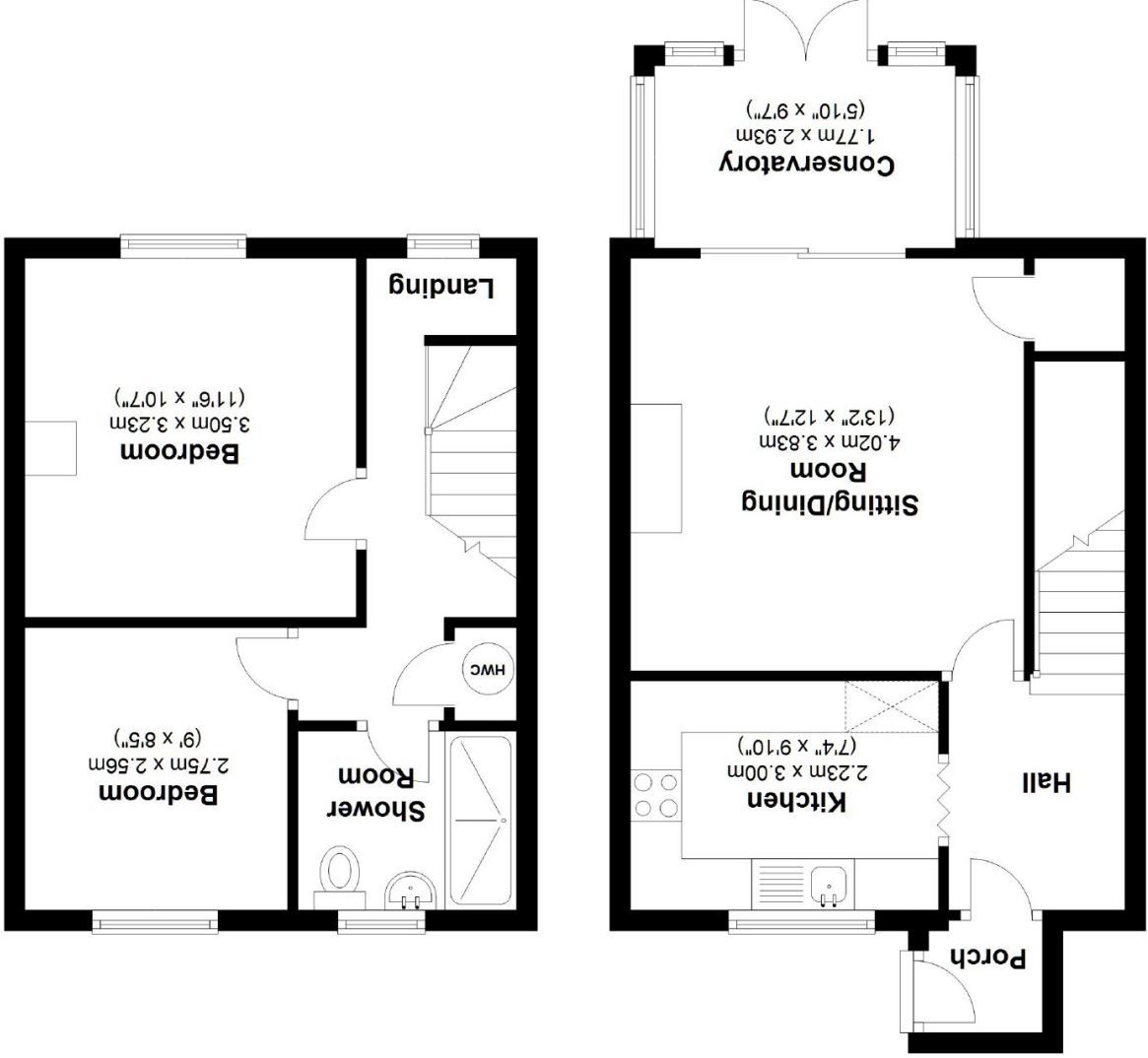
The property is located only a short stroll from the town centre. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & 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

Council Tax Band= B  
Mains Water & Drainage.  
Gas And Electricity Connected.  
Gas Fired Central Heating.  
Private Drainage  
EPC Rating= D



### Floor Plan



Floorplan may not be exactly to scale but is for illustrative purposes only  
Plan produced using PlanUp.