

for sale

offers in excess of **£120,000**



Waiblingen Way DEVIZES SN10 2BW

One bedroom apartment situated in a popular location in Devizes. Ideal First Time Buy. Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room.



Waiblingen Way DEVIZES SN10 2BW

Description

A well-presented one-bedroom apartment situated in the popular residential area of Waiblingen Way, Devizes. The property offers comfortable and practical accommodation throughout, making it ideal for a single occupant or professional couple.

The apartment comprises a spacious lounge/diner, providing ample space for both relaxation and dining. The kitchen is fitted with a range of wall and base units offering good storage and workspace. The double bedroom is generously sized and benefits from plenty of natural light. Completing the accommodation is a modern shower room fitted with a shower enclosure, wash hand basin and WC.

Conveniently located within easy reach of local amenities, transport links and the town centre, this attractive apartment offers low-maintenance living in a desirable setting.



Accommodation

Entrance Hall

Door to front. Doors to Bedroom, Shower Room and Lounge.
Large Store cupboard.

Lounge

Window to front. TV point. Opening through to Kitchen.

Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Plumbing for washing machine. Window to front.

Bedroom

Window to front.

Shower Room

Suite comprising low level WC, vanity wash hand basin and walk in shower cubicle. Fully tiled.

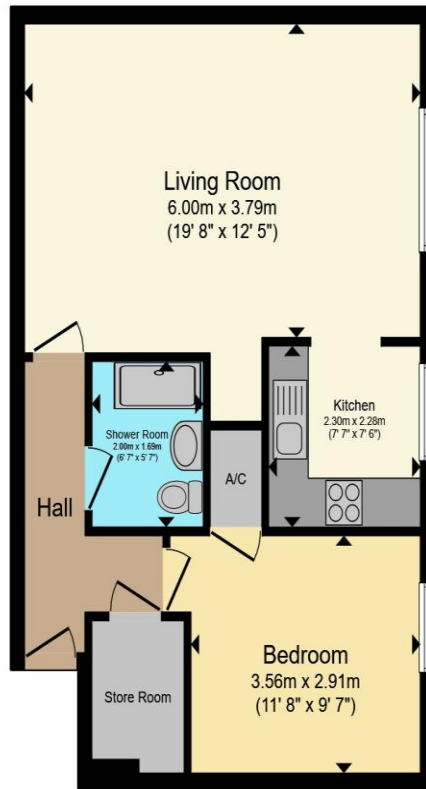
Outside

On street parking.

Agent's Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.





Total floor area 53.5 m² (576 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.propertybox.io

Connells

To view this property please contact Connells on

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59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM306673 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1525.09

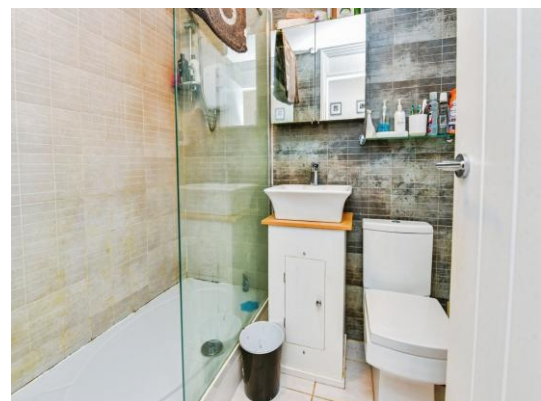
Ground Rent: 10.00

view this property online
connells.co.uk/Property/CHM306673

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Oct 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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