



Combe Walk, Devizes SN10 2HE

Welcome to

Combe Walk, Devizes

Spacious and well-presented two-bedroom ground floor flat on Combe Walk, set in a quiet and popular edge of town location. Offering easy access to countryside walks while being a short distance from the town centre. Benefits include gas central heating, double glazing and NO ONWARD CHAIN.

Entrance Hall

Entrance to this ground floor flat situated in a popular residential area within the Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises: doors to lounge, kitchen, bedrooms and bathroom, with a large built in airing cupboard, telephone entry system and a radiator.

Lounge

Generous lounge with a window to the front aspect, ample space for lounge furniture and two radiators.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drain. Integrated oven, integrated hob with extractor fan over, plumbing for washing machine and space for fridge/freezer. Window to the rear aspect, extractor fan, laminate flooring and a radiator.

Bedroom One

Spacious bedroom with windows to both the front and side aspect allowing for a good degree of natural light to flood the room. Ample space for bedroom furniture and a radiator.

Bedroom Two

Another good-sized dual aspect bedroom with windows to both the rear and side, built in cupboard housing the boiler and electrics box and a radiator.

Bathroom

Bathroom comprising a low-level w/c, wash hand basin with tiled splash backs and bath with shower over. Obscure window to the rear aspect, extractor fan and lino flooring.

Parking

Allocated parking to the rear of the property for two vehicles.

Agent Note

The property is on a low-cost housing scheme and is offered at a 20% discount, a great opportunity to purchase and get on the property ladder. Any interested parties would need to register their details with Homes4Wiltshire to see if you qualify!

Agent Note 2

"Please note that an AML fee is chargeable to the buyer once an offer 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 cannot be refunded, even if the property purchase does not go ahead."





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Welcome to

Combe Walk, Devizes

- Spacious Ground Floor Flat
- Low-Cost Housing Scheme - 20% Discount
- Edge of Town Location
- Allocated Parking x Two
- NO ONWARD CHAIN

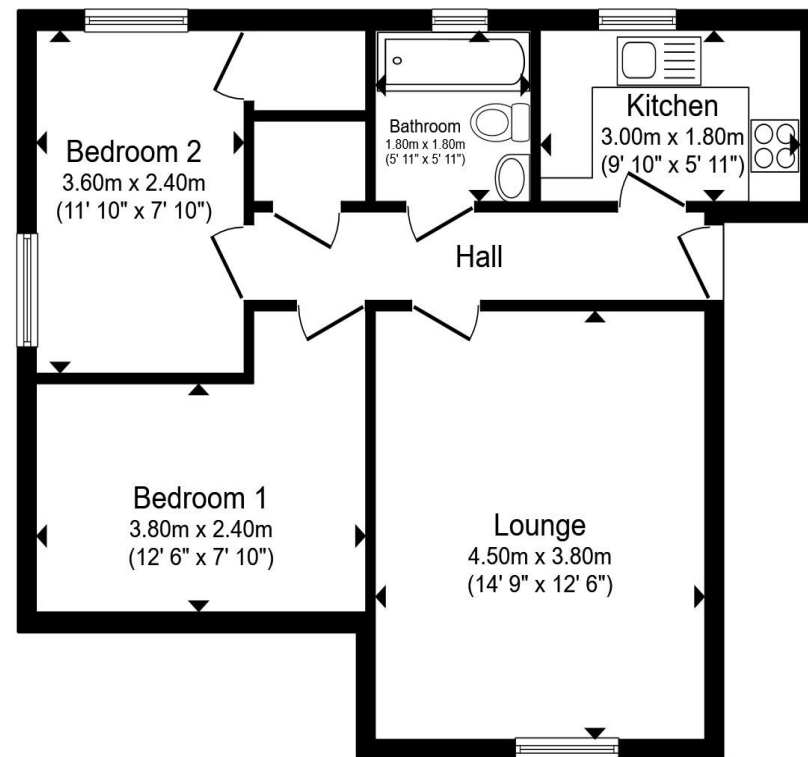
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2208.00

Ground Rent: 192.53

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£136,000



Total floor area 54.1 m² (582 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

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Property Ref:
DVZ107335 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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