



The Mews, Newman Road, Devizes SN10 5LU

Welcome to

The Mews, Newman Road, Devizes

An exceptional and elegant three-bedroom home within a beautifully restored Grade II Listed building, ideally positioned close to Devizes town centre and countryside. Combining period charm with modern living, it offers light-filled, spacious accommodation finished to a high standard throughout.

Entrance Hall

Entrance hall with staircase rising to the first floor, providing access to the cloakroom, dining/living room, kitchen, and a useful storage cupboard. The space features a radiator and retains its attractive original wood flooring.

Cloakroom

Downstairs cloakroom fitted with a low-level WC and a wash hand basin with mixer tap and tiled splashbacks. Further benefits include an extractor fan, radiator and wood flooring.

Diner / Living Room

Generous diner/living room featuring two sash windows that allow an abundance of natural light to flood the space. There is ample room for both lounge and dining furniture, complemented by two radiators and attractive original wood flooring.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating an inset stainless steel sink with drainer and mixer tap. Integrated appliances include an oven, four-ring gas hob with extractor over and dishwasher, space and plumbing for washing machine, with additional space for a fridge/freezer. The kitchen further benefits from a breakfast bar, window to the front aspect, wall-mounted boiler, inset spotlights, original wood flooring, and a radiator.

Landing

Landing with staircase rising from the entrance hall, providing access to all bedrooms and the family bathroom. The area benefits from a sash window, original wooden flooring, loft access, and a radiator.

Bedroom One

Generous principal bedroom offering ample space for bedroom furniture, featuring a sash window to the rear aspect, fitted wardrobes complete with a charming library-style ladder for enhanced access, airing cupboard and a door leading to the en-suite. Further benefits include original wooden flooring and a radiator.

En-Suite

Well-appointed en-suite comprising a low-level WC, wash hand basin, and a spacious double shower cubicle. The room is further enhanced by an extractor fan, radiator, and attractive original wooden flooring, creating a stylish and functional space.

Bedroom Two

Another well-proportioned bedroom, currently utilised as a home office, offering versatile accommodation with ample space for bedroom furniture. The room features a sash window to the front aspect, original wooden flooring, and a radiator.

Bedroom Three

Another well-proportioned bedroom offering ample space for furniture, featuring a sash window to the rear aspect. The room also benefits from attractive original wooden flooring and a radiator.

Bathroom

Family bathroom fitted with a low-level WC, wash hand basin, and a bath with shower over. Additional features include an extractor fan, inset spot lighting, tiled flooring, and a radiator, creating a practical and well-presented space.





Parking

The property further benefits from allocated parking to the front, providing off-road space for two vehicles.

Agent Note

The vendor has advised there is a service charge of £1116 per annum which involves general external maintenance of The Mews payable to First Port & Mews Management Committee.

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

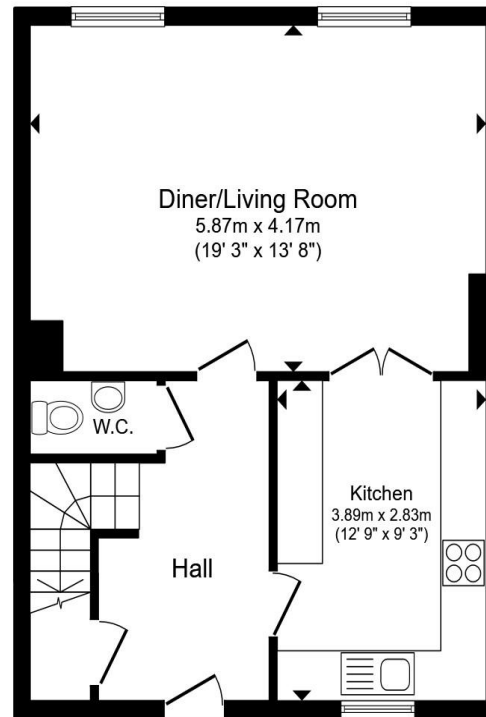
The Mews, Newman Road, Devizes

- Stylish Three Bed Conversion in a Grade II Listed Building
- Prime Location near Devizes Town Centre & Countryside
- Period Features Throughout
- Communal Gardens
- Allocated Parking

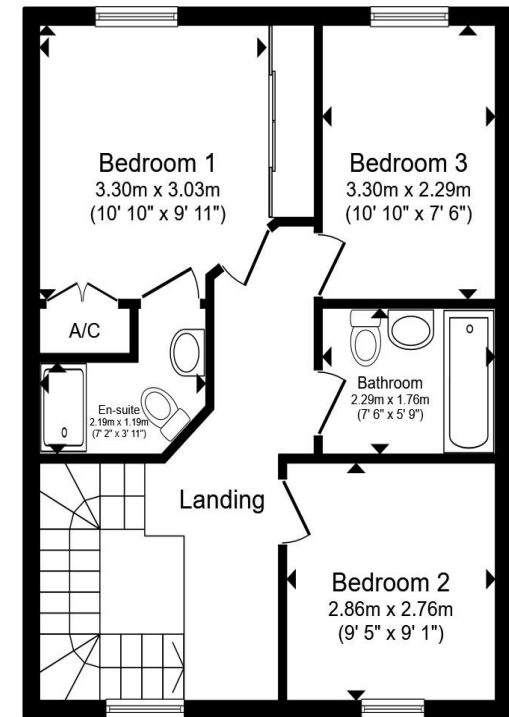
Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£300.000



Ground Floor



First Floor

Total floor area 97.8 m² (1,052 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:
DVZ107141 - 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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