



The Old Brewery, 1 Northgate Street  
Devizes, SN10 1FH



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A fabulous two bedroom cottage set right in the  
centre of town with parking, on this prestigious new  
development by Gaigers.

- Charming 2 Bedroom Cottage
- Character Features
- Stylish Modern Finish
- Town Centre Location
- 'Devizes Fine Kitchen'
- Range Of Integrated Appliances
- Ideal Lock Up & Leave Home
- Small Courtyard, Parking
- Large Cellar- Scope To Convert

Guide Price £235,000



### Description

A superbly renovated 2 double bedroom mid terraced cottage with a stylish internal finish, a small enclosed courtyard and an impressive cellar and loft both offering scope for conversion (subject to the relevant consents). There is a brand new bathroom with quality sanitary ware and a bespoke kitchen by 'Devizes Fine Kitchens.'

Outside there is an enclosed courtyard garden to the front, one allocated parking space as well as a communal bin and bicycle store.

The property enjoys a prominent location in the heart of the attractive market town of Devizes, just a stone's throw from amenities nicely tucked away in a newly developed courtyard setting by Gaigers. It is offered with NO ONWARD CHAIN and would make an ideal Buy-To-Let with an estimated rental income of £725 pcm, a wonderful character bolt hole or a unique First Timer Buyer's Home.

### Situation

These fabulous converted apartments are beautifully appointed for all the shops and restaurants in town. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

### Property Information

EPC Rating = C



## Floor Plan



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

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