



SOUTHGATE CLOSE, DEVIZES, SN10

Guide Price £435,000

Winkworth



SOUTHGATE CLOSE, DEVIZES, SN10 5AQ

Offered with no onward chain, this spacious semi-detached home is located within a 5 minute walk of the centre of the market town of Devizes.

Ideally placed within easy walking distance of the town centre and schools, this spacious 1950s family home built by Rendells, local expert builders at the time, is generously laid out. It is set in a prime residential area in an exclusive close of just 8 properties on the much favoured south side of Devizes.

The property offers light and spacious living accommodation. An entrance hall with useful built in storage, leads on to a generous sitting room and a large open plan kitchen /dining area. The original parquet flooring in the hall, sitting and dining rooms has recently been renovated. The sitting room features high ceilings, picture rails and a Jetmaster open fire with Bath stone surround. The Poggenpohl kitchen is fitted with ample cupboards, a breakfast island, corian worktops, and Siemens appliances including a wine fridge and coffee maker, together with a dual Sub Zero Wolf gas and ceramic hob. Sliding doors lead you to a multipurpose extension which opens out on to the terrace/garden area. A built in larder links the dining/kitchen area with the garage and a useful utility room.

On the first floor there are two good sized double bedrooms, one with ample fitted wardrobes. Both rooms overlook the garden. There is a smart modern bathroom with a stylish bath and over bath rain shower. From the landing, a separate study room with stairs ascending to a third substantial double bedroom with Velux skylight and plentiful eaves storage.

To the rear, a large west facing garden, with terrace area for outside dining, mainly lawn surrounded by mature trees making it feel very secluded.

Screened by mature foliage, the property offers conditions of privacy and yet it is only a five-minute walk from shops, restaurants and the local primary and secondary schools. 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 within 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. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

LOCATION

Devizes is a bustling market town with a wide variety of places to eat and drink, several supermarkets and lots of independent shops. There's a cinema, sports centre, library and the thriving weekly antiques and produce market is a highlight.

Within walking distance is schooling for all ages and slightly further afield but easily commutable are a range of excellent colleges and fee paying schools. There are mainline stations within half an hour at Chippenham and Pewsey, London Paddington is just over an hour by train. The M4 and M3 are easily reached and for those who prefer to spend time more locally, the world heritage cities of Bath and Salisbury are around twenty miles away.

The Kennet and Avon Canal runs through the town and there are wonderful walking and riding opportunities on nearby Roundway Hill and Salisbury Plain.

SERVICES

EPC:Band D

Wiltshire Council Tax Band D

Services: Mains Water and drainage, Gas central heating and electricity.

Superfast Broadband available (20mb/s)

Mobile coverage inside likely with EE, limited with other providers (ofcom.org)

Outside likely with all providers.

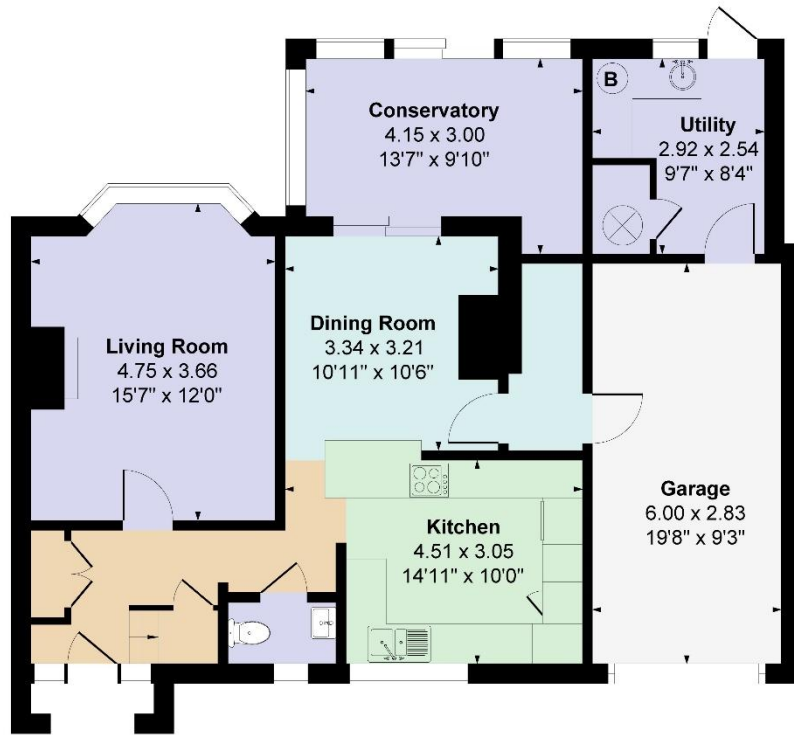
DIRECTIONS

From Marlborough, take the A4 to Devizes and as you enter the town, continue straight towards the town centre, bearing right at the mini roundabout at the end of London Road and passing the Crammer on your left. Keep left at the next roundabout then right at the next, following signs for Potterne and Salisbury. Go past the fire station and at the next mini-roundabout take the first left. Southgate Close is the first turning on the right. Stay right as you enter and the property will be found on your left.



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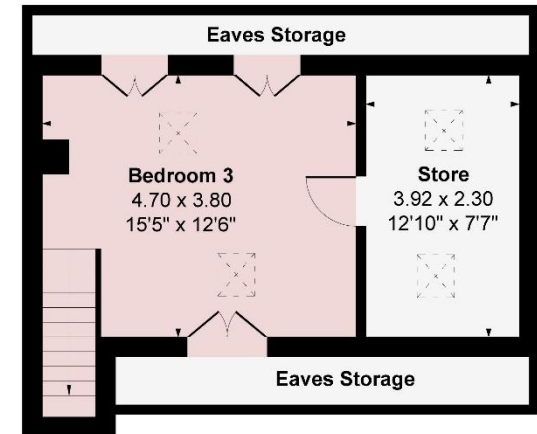
Approximate Gross Internal Area
Total = 166 sq m (1785 sq ft)
Main House = 149 sq m (1602 sq ft)
Garage = 17 sq m (183)sq ft



Ground Floor



First Floor



Second Floor

© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.