



60 ANZIO ROAD, WILTSHIRE, SN10

Winkworth



## 60 ANZIO ROAD, WILTSHIRE, SN10

**A spacious and immaculate, five bedroom, detached property on this popular development. Five bedrooms, office, garage, off-street parking, garden.**

Winkworth are delighted to present this immaculate, five bedroom property to the market. Tucked away in the corner of this popular road, just a couple of miles from the centre of Devizes, the property is a spacious family home with flexible accommodation set over three floors and ready to move straight into.

Downstairs there is a study/office, a dining room which could also be a playroom, large sitting room with French windows out to the garden, large kitchen with coloured, melamine kitchen units and utility area with back door to the garden. On the first floor are three good double bedrooms and a bathroom, including the principle bedroom with dressing area and ensuite shower room. On the second floor there are two further double bedrooms and a Shower room.

Outside there is a single garage with parking in front and a good sized rear garden with terrace.

### AT A GLANCE

#### Ground Floor:

Entrance Hall  
Study/office  
Dining Room  
Sitting Room  
Kitchen  
Utility Room

#### First Floor:

Master bedroom with dressing area and en suite shower room  
Two further bedrooms with Jack and Jill shower room  
Family Bathroom

#### Second Floor:

Two further double bedrooms  
Shower Room

#### Outside:

Garden with terrace area and lawn  
Garage with parking in front.



**LOCATION:**

Anzio Road is situated on the edge of Devizes close to the Marina. Bristol, Bath, Swindon, Salisbury and Andover are all within an hour and it is approximately 25 minutes to junction 16 of the M4, providing easy access into London and the west country.

Locally, there are shops, pub, vets, doctors and a post office and Devizes town centre is just two miles away. The famous Kennet and Avon canal is also a short distance from the development and makes for some wonderful scenic walks.

The nearest train station is Pewsey (10 miles), which provides a regular service into London Paddington in under an hour.

**SERVICES:**

Mains Gas and drainage  
Superfast Broadband available  
Good mobile signal from main suppliers  
EPC Rating: Band B  
Council Tax: Band F

**DIRECTIONS:**

From Devizes Market Place, head south up Long Street, turning left at the top. Drive past The Green and over the first roundabout, then right at the second along Estcourt Street. Bear left at the second mini roundabout and head down London Road towards Marlborough. After the lights go right at the next roundabout by B&Q and drive down to the T Junction. Turn left and Anzio Road is the next road on the left. The property will be seen straight ahead of you.





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 81                      | 82        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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