



WINCHCOMBE AVENUE, DEVIZES
£1,950 per month*

Carter Jonas

WINCHCOMBE AVENUE, DEVIZES

A delightful 3 bedroomed property situated on the outskirts of Devizes close to local amenities.

THE PROPERTY

An exceptional three bedroom property situated just on the outskirts of the charming market town of Devizes. Devizes provides an extensive range of everyday shops, including three major supermarkets, recreational and educational facilities. Marlborough is about 9 miles away and Bath, Bristol and Swindon are easily accessible. Generally commuting links are good with Pewsey and Chippenham stations giving direct access to London Paddington (about 1 hour). The A303 is 16 miles to the south and the M4 (Junction 15) is 18 miles away.

This three bedroom home comprises of an entrance hall, spacious lounge / dining room and a kitchen with an inbuilt fridge-freezer and electric cooker with a separate gas hob. The utility room offers a built in washing machine and plumbing for a dryer.

To the first floor, the main bedroom offers ample space for storage and an en-suite along with two further bedrooms and a family bathroom.

Outside there is an enclosed garden to the rear and off street parking for up to two cars to the front of the property.

The landlord will be looking for a minimum 12 month initial tenancy but would prefer longer.

Council Tax Band: E (Wiltshire council Website for cost)

EPC: B

The holding deposit for the property will be £450.00 and the deposit £2,250 subject to the rent being as advertised at £1,950 pcm.

Pets: Strictly considered on a case by case basis

Services: Mains water, drainage and electrics, gas central heating.

Internet & Mobile: Further information on availability and speeds can be found at

Ofcom website. Internet services available are FTTC or ADSL.




ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band E

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(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	





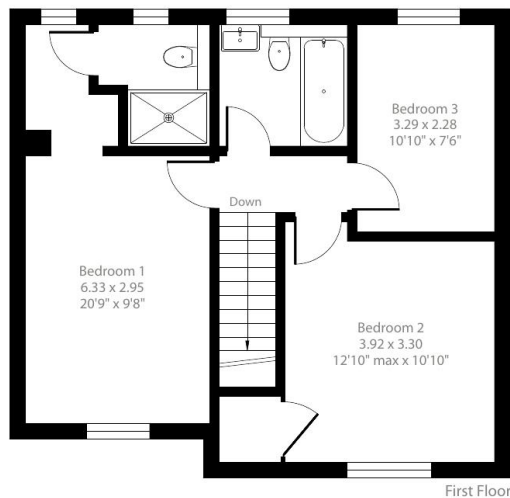
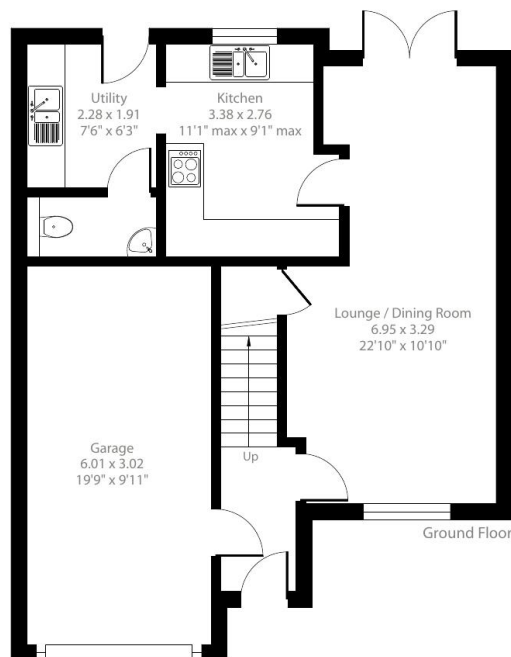
Winchcombe Avenue, Devizes, SN10

Approximate Area = 1001 sq ft / 92.9 sq m

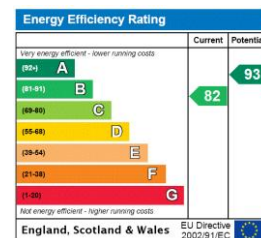
Garage = 190 sq ft / 17.6 sq m

Total = 1191 sq ft / 110.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1219858



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Classification L2 - Business Data

IMPORTANT INFORMATION

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