



📍 22 Moonrakers, Devizes, SN10 2DY

🏠 £80,000

A 1-bedroom ground floor apartment offered to the market with scope for improvement and no onward chain.

- No onward chain
- Scope for improvement
- 1-bedroom
- Residents parking available
- Well-established residential location
- Ideal first time or investment buy
- Bin store and drying area to the rear
- Countryside and canal walks close by

🔑 Leasehold

🏠 EPC Rating C



A spacious 1-bedroom ground floor apartment, offered to the market with no onward chain and presenting an excellent opportunity for a purchaser to modernise and put their own stamp on a home. Situated in a popular residential area within easy reach of Devizes town centre, the property would suit first-time buyers, investors or downsizers alike.

Internally, the accommodation comprises an entrance hall leading through to a generous reception room with space for both living and dining. There is a separate kitchen, a good sized double bedroom and a bathroom completing the accommodation. The flat offers well-proportioned rooms throughout and plenty of potential for cosmetic improvement.

Externally, residents benefit from communal parking, a shared drying area and bin store to the rear of the block.

The property is conveniently positioned for access to local amenities, bus routes and the historic market place, with its range of shops, cafés and leisure facilities close by.

Situation

Moonrakers is a popular development within walking distance of the town with beautiful countryside walks on your door step. The Trinity primary school and a number of play areas close by make this an ideal area. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property information

Measurements and layout in the floorplan are approximate and for illustrative purposes only.

Tenure: Leasehold

Lease details and service charges: A new 125 year lease will be in place. Peppercorn ground rent. Estimated 25/26 service charge is £1270.53 per annum.

EPC rating: C

Council tax band: A



Ground Floor

Approx. 46.0 sq. metres (494.6 sq. feet)



Total area: approx. 46.0 sq. metres (494.6 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.