



LEASEHOLD GUIDE PRICE

£160,000

3 Cooke Court

Thomas Wyatt Road
Devizes SN10 5FG



A surprisingly spacious two bedroom terraced home behind a Bath stone façade formed from a conversion of former hospital buildings in a parkland setting with views over grassland and trees.

- Mid terraced home
- Conversion of former hospital buildings
- Parkland setting with views
- Near Drews Pond Wood
- Unusual curved sitting room
- Allocated parking and generous visitor parking
- Communal grounds
- Gas fired central heating



DESCRIPTION

Situated amongst acres of grass land and trees, adjoining is the locally renowned Drews Pond Wood which is a protected nature reserve for the use of the public providing great recreation and leisure space.

The property can be found approximately one mile from the town's comprehensive leisure and shopping facilities catering for most every day needs and within easy reach of the town's main employment area.

The property offers interesting accommodation with a curved sitting room and bedroom wall and enjoys a south facing aspect. Other benefits you would expect include gas fired central heating to radiators, there are high ceilings with tall sash windows and the property would make an excellent buy-to-let investment or purchase for first time buyers, being ready for immediate occupation.

GROUND FLOOR

Entrance hallway with stairs rising to first floor, under stair storage cupboard with electric meter and fuse box. Kitchen - fitted with a range of floor and wall units, sink unit, oven with gas hob and hood above, space and plumbing for appliances, wall mounted gas central heating boiler. Sitting room - an interesting room with a curved wall and two windows, serving hatch from kitchen.





FIRST FLOOR

Two generous bedrooms. Bathroom comprising bath with shower over, W.C. and basin, linen cupboard.

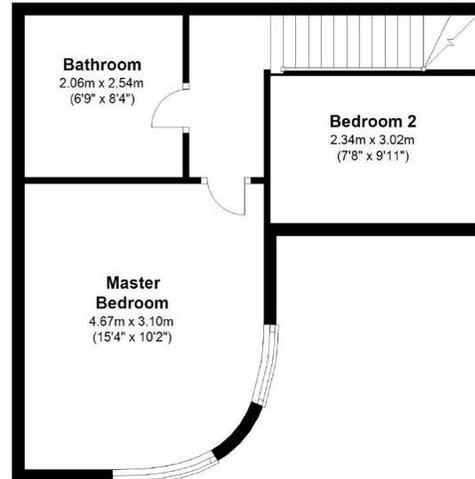
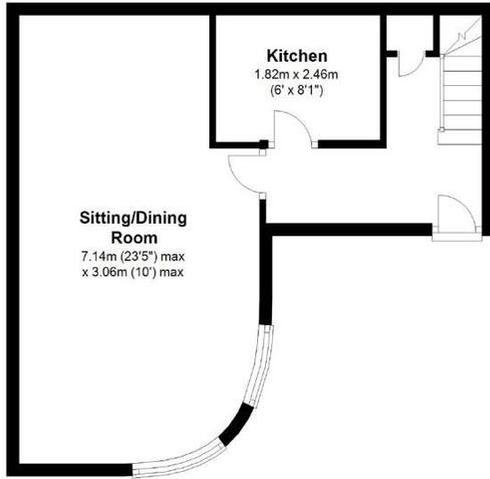
OUTSIDE

Allocated parking belonging to the property in addition to generous visitor parking. Grounds and garden - the property is situated in a parkland setting with wonderful views towards trees and lawns. Close by is Drew's Pond Wood, there are plenty of mature trees and space for leisurely walks.

Energy efficiency rating E.



Floor Plan



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



DIRECTIONS

From Devizes centre proceed on the A342 Andover road to the second roundabout as one exits town. Turn right into Marshall Road and at the next mini roundabout bear left which continues around to Byron Road taking the second left which leads around to Wyatt Court and Cooke Court.



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