



jones robinson
Incorporating Martin Walker



FREEHOLD GUIDE PRICE
£200,000
2 Mayenne Place
Devizes SN10 1QJ



Much loved by its owners of fifty years is this three bedroomed semi-detached house of good proportions situated in a residential area on the western side of Devizes but only about a mile from the towns shopping and leisure facilities.

- Three bedroom semi-detached house
- Great potential for updating
- Double glazing
- Gas central heating
- Parking
- Garage
- EPC Rating D



SUMMARY

Benefits of the property include generous parking and a large productive garden. Improvements made over the years include double glazing and gas central heating and the chimney could be re-opened to introduce the traditional benefit of an open fireplace if desired. Altogether a good solid much loved house that would make an ideal family home.

GROUND FLOOR

Hall with stairs up. Sitting room:- with fireplace. Study. Kitchen:- with sink unit, floor and wall units, space and plumbing for washing machine. Conservatory. Garage.

FIRST FLOOR

Landing with W.C. and separate bathroom off. Three bedrooms all with fitted cupboards and gas central heating boiler.





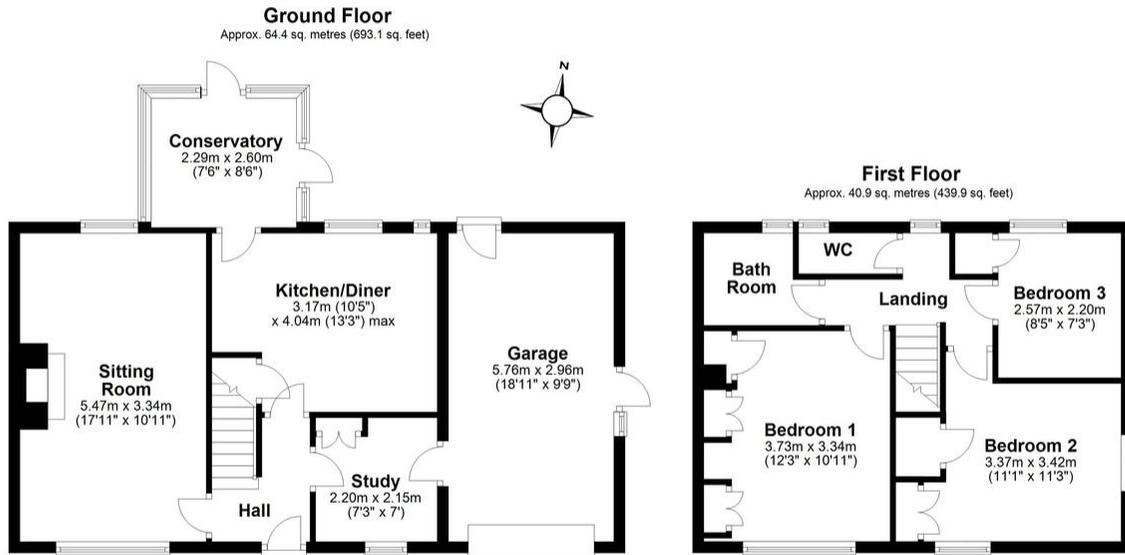
OUTSIDE

A wonderfully fertile garden with large vegetable plot at the front adjoining the generous parking in front of the garage. To the rear is a terrace leading to pathways, lawn and flower borders with greenhouse and shed.



Energy efficiency rating D.





Total area: approx. 105.3 sq. metres (1133.0 sq. feet)



DIRECTIONS

Proceed West out of Devizes on the A361 Bath Road where Mayenne Place is the last turning on the left before exiting town.



 **jones robinson**
Incorporating Martin Walker

3 Wine Street
Devizes
SN10 1AP

01380 730200
enquiries@mwwilts.co.uk
www.mwwilts.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays Us a referral fee averaging at £429 per referral (based on total referrals in 2018), our conveyancing provider pays Us a referral fee averaging at £302 per referral (based on total referrals Jan-May 2019) and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.