

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 68 Devizes Road

Salisbury, SP2 7LN

£289,950



A substantial character property offering a deceptive level of space and accommodation, 68 Devizes Road is a very well presented property with a number of appealing features, only appreciated by a viewing. The property benefits from particularly well proportioned rooms as well as enjoying a generous ceiling height. Standout features include a ground floor wrap around single storey extension providing a lovely garden/breakfast room, whilst on the second floor an easily accessible loft room is a useful addition to the two double bedrooms. Accommodation comprises entrance hall, dining room, 5.1m sitting room, well fitted kitchen, garden/breakfast room, two generous double bedrooms, loft room and a beautifully fitted 4.25m bathroom with separate shower. Outside 68 Devizes Road has a lovely rear garden with a substantial storage shed. Located a few metres from Clifton Road the house has easy access to residents parking and the position is also a short distance from Salisbury City Centre, railway station, popular schools, Waitrose and Five Rivers Leisure complex. An internal viewing is essential to fully appreciate this impressive property.



## Directions

Proceed to the A360 Devizes Road where number 68 can be found a short time after Clifton Road.

## Storm Porch

Double glazed front door to:

## Entrance Hall

Double radiator, tiled floor, part glazed door to sitting room and door to:

## Dining Room 14'11" x 8'6" (4.55m x 2.6m )

Double glazed bay window to front aspect, feature fireplace with fitted shelving and cupboards to either side, radiator and laminate flooring.

## Sitting Room 16'8" x 12'11" (5.1m x 3.95m )

Stairs to first floor with slimline cupboard under with electrical fuses. Inset log burner with tiled hearth, double radiator, double doors, oak style flooring.

## Kitchen 14'1" x 7'4" (4.3m x 2.25m )

Matching range of contemporary wall and base units with work surface over. Inset ceramic sink with mixer tap, inset gas hob with electric oven and extractor hood, plumbing and space for dishwasher and washing machine, wall mounted Worcester boiler and double radiator.

## Breakfast/Garden Room 13'1" x 19'8" I-shape (3.99m x 5.99m I-shape )

Double glazed doors and window to rear. Vaulted ceiling with twin Velux windows. Radiator, wall lights, space for fridge/freezer. Built in bench seat.

## First Floor Landing

Stairs to loft room, radiator and spotlights.

## Bedroom One 11'9" x 11'5" (3.6m x 3.5m )

Twin double glazed windows to front, radiator. Built in twin double wardrobes, high level cupboard and dressing table.

## Bedroom Two 11'3" x 10'5" (3.45m x 3.2m )

Double glazed window to rear, feature cast iron fireplace, radiator and double wardrobe recess.

## Bathroom 13'11" x 7'2" (4.25m x 2.2m )

White suite comprising WC, pedestal basin, freestanding bath and corner shower enclosure with Triton electric shower. Tiled splashbacks, double radiator, obscure double glazed window and tiled floor.

## Loft Room 18'10" x 13'1" max (5.75m x 4m max )

A very generous room with good height, currently used as a bedroom. Velux window to rear aspect, low level eaves storage.

## Outside

To the front of the house is a small area laid to gravel. Pathway to the front door.

The rear garden of 68 Devizes Road is a lovely private space well enclosed by wall and wooden fencing. Paved patio with outside tap and light leads to a raised decked area. Well stocked flower bed and pathway to substantial block shed.

Garden Shed (2.55m x 1.8m) with double glazed window, power and light.

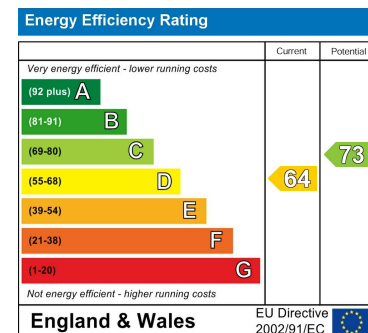
## Area Map



## Floor Plans



## Energy Efficiency Graph



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