







## 52 Queens Road, Devizes, Wiltshire, SN10 5HW

- Three bedrooms
- Available immediately
- New kitchen
- Office
- Pets welcome
- Walking distance to town centre
- Fully redecorated
- New carpets
- Utility
- 12 month let

### The Property

The property has recently been updated to a good standard and provides well-presented and spacious accommodation comprising 3 good sized reception rooms, including a generously-sized home office and large sitting room with open fire, a well-fitted modern kitchen, utility and downstairs cloakroom. Stairs lead to the first floor where there are 3 bedrooms and a family bathroom.

The property is approached via a driveway with parking for several vehicles and sits in a good sized plot with a large south facing rear garden with mature trees and shrubs.

### Location

Conveniently situated within walking distance of the town centre, set in a quiet residential street the popular south side of town. The historic market town of Devizes has a wide range of facilities including a variety of independent shops, restaurants & bars, a leisure centre, schools for all ages, a cinema, theatre, museum and thriving weekly market. The centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a thirty mile radius.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £1,300 PCM

A well-presented and spacious 3 bedroom semi-detached house with parking and good-sized garden close to the town centre.

**Size:** 1,133 sq ft

**Council Tax:** Wiltshire £2369.14  
(24/25), Band D



**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

**Services:** Mains gas, electricity, water and telephone.

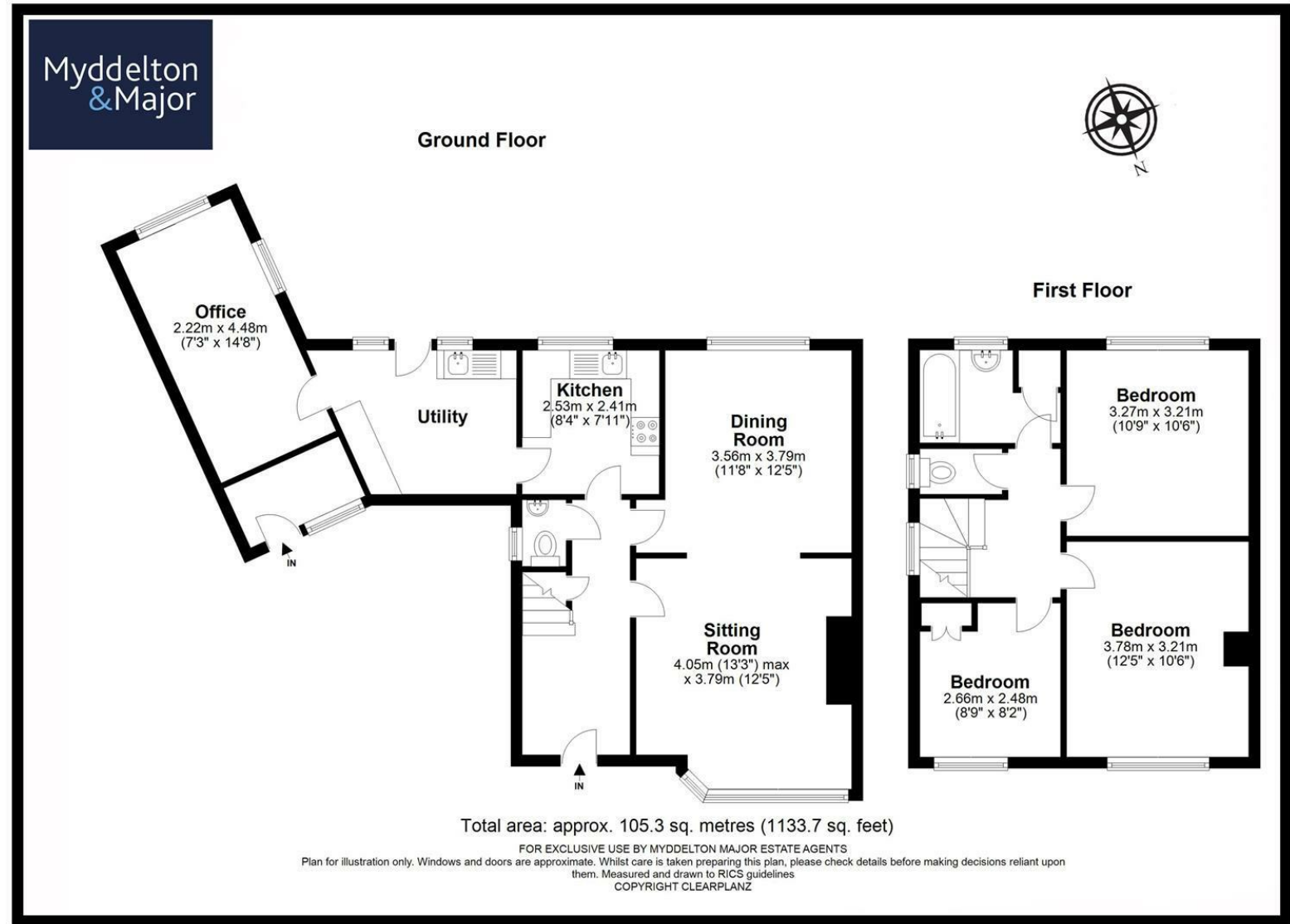
**Other Fees:** See Website.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



### Disclaimer Notice:

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