



2 BEDROOM SEMI-DETACHED | TANIS, ROWDE, SN10 | GUIDE PRICE £275,000

DESCRIPTION

Set in a peaceful cul-de-sac in the popular and well-connected village of Rowde, this well-maintained two-bedroom semi-detached home offers a spacious and practical layout, attractive garden space, and lovely countryside views to the front. Ideal for first-time buyers, downsizers, or small families, the property combines a tranquil setting with excellent access to nearby amenities.

You enter the home via a useful front porch, perfect for storing coats and shoes, which opens into a welcoming entrance hall. From here, the accommodation flows into the main living areas.

The kitchen sits off the entrance hall and is well laid out with a range of fitted units and generous worktop space. A doorway leads from the kitchen into a separate dining room, which overlooks the rear garden, a great space for family meals or entertaining.

Also accessed from the entrance hall is the main living room, a bright and inviting space that also enjoys views over the rear garden, offering a peaceful backdrop and excellent natural light.

Upstairs, the property offers two comfortable double bedrooms. The front-facing bedroom benefits from beautiful open views across the surrounding countryside, creating a real sense of rural charm. The family bathroom is finished in neutral tones and features a three-piece suite.

Outside, the private rear garden is a standout feature, laid to lawn and bordered by mature shrubs and bushes, it provides colour, privacy, and a lovely outdoor space to relax, entertain, or garden. The front garden is equally well-kept and enhances the properties welcoming appearance, with open views over the neighbouring fields.



Located in the sought-after village of Rowde, the home benefits from a friendly community, a well-regarded local primary school, a popular pub, and beautiful surrounding countryside. The historic market town of Devizes is just a short drive away, offering a wide range of shops, schools, and services.

With its countryside views, well-balanced layout, and peaceful setting, this property represents a wonderful opportunity to enjoy village life in a scenic corner of Wiltshire.

The property is situated in the attractive and well-established village of Rowde, nestled in the heart of the Wiltshire countryside, just a few miles from the historic market town of Devizes. Known for its friendly community and rural charm, Rowde offers a peaceful village lifestyle while still being well-connected for day-to-day needs and commuting.

The village itself features a well-regarded primary school, a village hall, and regular bus services to Devizes and surrounding areas. Rowde also enjoys access to a number of scenic countryside walks and bridleways, making it ideal for those who enjoy outdoor pursuits.

Just a short drive away, Devizes provides a wider range of amenities including supermarkets, independent shops, cafes, restaurants, schools, and leisure facilities. The town is also home to the famous Caen Hill Locks on the Kennet & Avon Canal, a popular spot for walking and cycling.

For commuters, Rowde offers convenient access to major road links including the A342 and A361, connecting to cities such as Bath, Chippenham, Swindon, and Salisbury. The nearby towns of Chippenham and Melksham both offer mainline rail services to London Paddington and the South West.

With its combination of rural beauty, community spirit, and accessibility, Rowde is a sought-after location for those looking to enjoy the benefits of country living



without being far from essential services and transport links.

KEY FEATURES

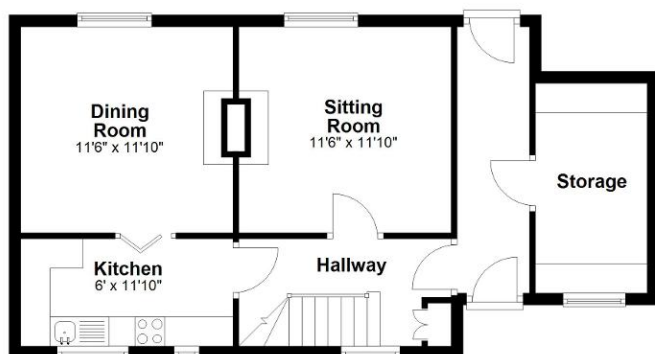
- Two Bedrooms
- Rural Location
- Two Reception Rooms
- Semi Detached
- Stunning Countryside Views

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Floor Plan

Total floor area : 74 sq.m. (796.5 sq.ft.) approx



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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