

# The Marsh

Longbridge Deverill, BA12 7DZ

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TANNER



**£340,000 Freehold**

This three bedroom semi detached house is set in the popular village of Longbridge Deverill. It has two good sized reception rooms , an additional room downstairs which is currently used as a bedroom with its own bathroom. There are three bedrooms on the first floor and a family bathroom. Outside there is plenty of parking and the beautiful rear garden backs onto open fields.



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## Longbridge Deverill

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### DESCRIPTION

This three bedroom semi detached house is set in the popular village of Longbridge Deverill. It has two good sized reception rooms and an additional room downstairs which is used as a bedroom with its own bathroom. There are three bedrooms on the first floor and a family bathroom. Outside there is plenty of parking and the beautiful rear garden backs onto open fields. In brief the accommodation comprises: entrance with the stairs leading to the first floor, a door leads into the Lounge with a wood burning stove , a door then leads into the Kitchen/Family room fitted with a range of units, there is space for a cooker , a fridge/freezer, dishwasher and washing machine. This room is a great entertaining room and has French doors leading into the back garden. A door leads into bedroom four which has its own bathroom. Leading upstairs there are three bedrooms and a family bathroom.

### OUTSIDE

At the front of the property there is plenty of parking . The rear garden is a particular feature and boasts a good sized private garden. It is full of established trees , hedging and shrubs and backs onto open fields with views across open farmland. There is a patio with pergola over , a greenhouse and the garden is mainly laid to lawn.

### COUNCIL TAX

Band ' C '

### LOCATION

The property is located on the edge of this sought after village of Longbridge Deverill which benefits from garage, village pub and church. Warminster is approximately three miles distance and offers a much wider range of both shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors and dentists surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater lake, Stourhead and the Salisbury Plain.





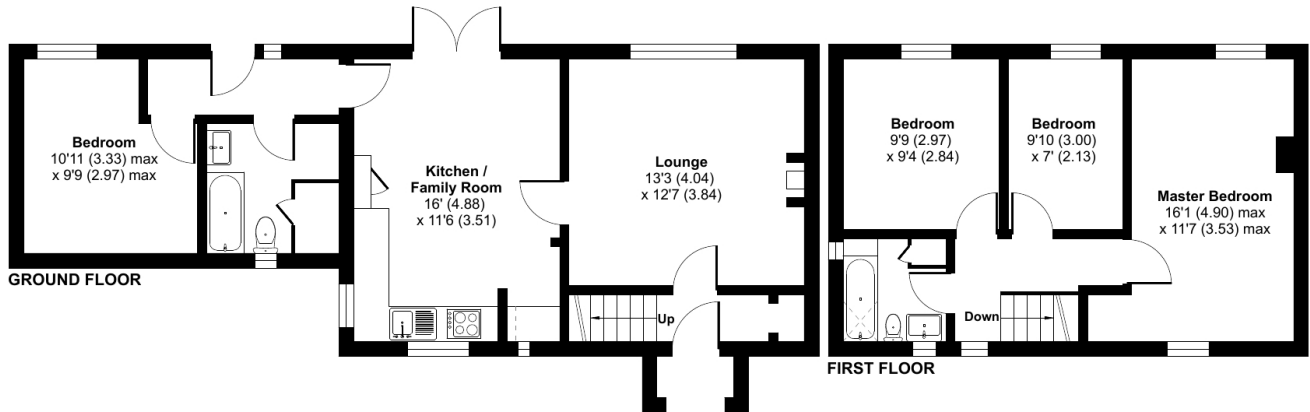




# The Marsh, Longbridge Deverill, Warminster, BA12

Approximate Area = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1161309

## WARMINSTER OFFICE

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