

# Hill Deverill

BA12 7EF

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TANNER



## £395,000 Freehold

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### DESCRIPTION

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The accommodation comprises an entrance hall with a window to front and doors giving access to the sitting room with fire place and doors to the rear garden, fitted kitchen, dining room, three bedrooms, en-suite, family bathroom.

### OUTSIDE

At the front a gravelled area provides ample parking and gives access to the garage. The garden is laid mainly to lawn and incorporates a patio area. The garden is screened by mature hedging that offers a degree of privacy.

### GARAGE

Single garage with up and over door, power and light.

### LOCATION

The property is located on the edge of the sought after village of Longbridge Deverill which benefits from garage, village pub and church. Warminster is approximately three miles distant 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 Salisbury Plain

### AGENTS NOTE

The area outside the hedge on the B3095 belongs to the Highways Authority, as does most of the tarmac joint entryway to both numbers 17 and 18. There is a current covenant in place restricting the property to a "single storey dwelling" and regarding rights of way over the joint access to the road.







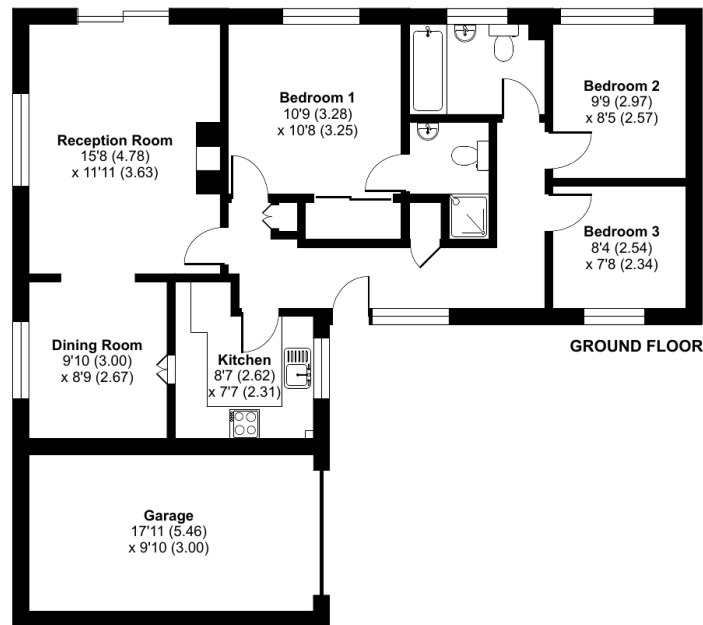




## Hill Deverill, Warminster, BA12

Approximate Area = 895 sq ft / 83.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1269373

### WARMINSTER OFFICE

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