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 EPC E

£354,500 Freehold

34a The Marsh
 Longbridge Deverill
 BA12 7DZ

**COOPER
 AND
 TANNER**



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Description

This is a substantial semi detached family home located on the edge of Longbridge Deverill enjoying good sized front and rear gardens, with lovely countryside views to the rear, ample parking and a garage with carport to the front. The property has been extended to the side by the current owners and now offers an extra annexe style bedroom with an en suite shower room and a balcony with stunning views to the rear. The accommodation offers an entrance porch, an entrance hall, sitting room, kitchen/dining room, large utility room, family bathroom, three further bedrooms and a WC.

Outside

The front of the property can be accessed via a five bar wooden gate which leads into a gravelled area providing parking for several vehicles. This leads into the garage and carport which has both power and lighting. From here there is a gateway and central pathway leading to the front door. The garden is laid to lawn with borders of shrubs and bushes. The rear garden is again mainly laid to lawn and borders open countryside to the rear. There is also a patio/seating area partly covered by the 1st floor balcony.

Location

The property is located on the edge of this sought after village of Longbridge Deverill which benefits from

garage and post office, 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.

Directions

From the agents office continue through the first set of traffic lights and at the second turn left into Weymouth Street. Continue over the mini roundabout and past Christ Church. At the next roundabout go straight over onto the A350 and follow the road into Longbridge Deverill. Carry on through the village passing the Watercress farm on your right and 34a The Marsh can be found after a short distance on your right hand side.

Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: C

Heating: Solid fuel

Services: Private drainage. Mains water and electricity

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



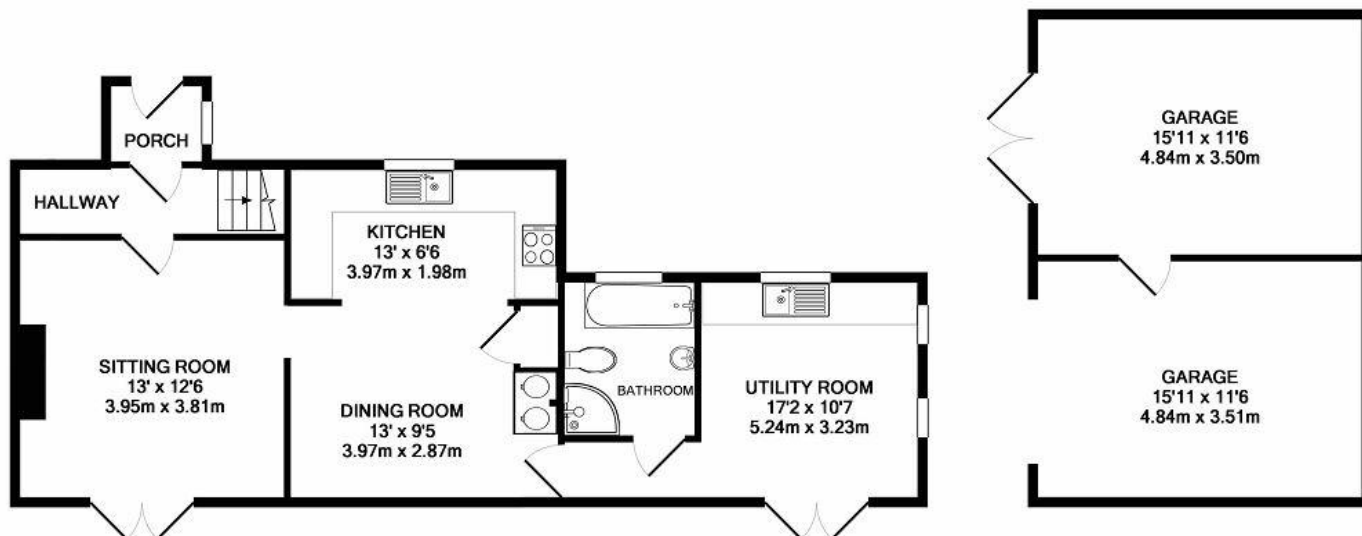
Train Links

- Warminster
- Westbury



Nearest Schools

- Warminster
- Sutton Veny



TOTAL APPROX. FLOOR AREA 1563 SQ.FT. (145.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or efficiency can be given.

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