



📍 3 Council Houses, Hill Deverill, Warminster, Wiltshire, BA12 7EG

🔗 Auction Guide £140,000

- For Sale by Online Auction
- Thursday 13th February 2025
- Lot 06
- Guide Price £140,000+

🏠 Freehold

📊 EPC Rating F



LOT 06
FOR SALE BY ONLINE AUCTION
THURSDAY 13th FEBRUARY 2025
GUIDE PRICE £140,000+

3 Bedroom semi-detached house in large plot and in need of modernisation. Potential to extend to the side and/or rear (subject to planning). Situated on the outskirts of this popular and attractive village with views over the countryside.

Hill Deverill is one of the five villages which comprise the rural community of Deverill Valley. Nearby in Longbridge Deverill there is The George Inn public house and restaurant, and a petrol filling station with shop and off-licence. Warminster has an excellent range of shopping facilities - 3 supermarkets including a Waitrose store and a variety of small independent traders whilst other amenities include a theatre, library, hospital and clinics and a railway station with regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including; Frome, Westbury, Trowbridge, Bath and Salisbury are within easy driving distance.

The accommodation comprises on the ground floor; entrance hall, living/dining room, kitchen, utility and bathroom. On the first floor; landing, 3 bedrooms and a cloakroom. There is double glazing and electric heating.

The house is set back from the road with a long front garden, providing ample space to park multiple vehicles on the drive. The rear garden is mainly laid to lawn.

Situation & Description

3 Bedroom semi-detached house in large plot and in need of modernisation. Potential to extend to the side and/or rear (subject to planning). Situated on the outskirts of this popular and attractive village with views over the countryside.

Hill Deverill is one of the five villages which comprise the rural community of Deverill Valley. Nearby in Longbridge Deverill there is The George Inn public house and restaurant, and a petrol filling station with shop and off-licence. Warminster has an excellent range of shopping facilities - 3 supermarkets including a Waitrose store and a variety of small independent traders whilst other amenities include a theatre, library, hospital and clinics and a railway station with regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including; Frome, Westbury, Trowbridge, Bath and Salisbury are within easy driving distance.

The accommodation comprises on the ground floor; entrance hall, living/dining room, kitchen, utility and bathroom. On the first floor; landing, 3 bedrooms and a cloakroom. There is double glazing and electric heating.

The house is set back from the road with a long front garden, providing ample space to park multiple vehicles on the drive. The rear garden is mainly laid to lawn. Backs on to fields at the rear.

What3Words:///havens.soccer.ringers

Viewings

To arrange a viewing, contact: Trowbridge office on 01380 617030

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

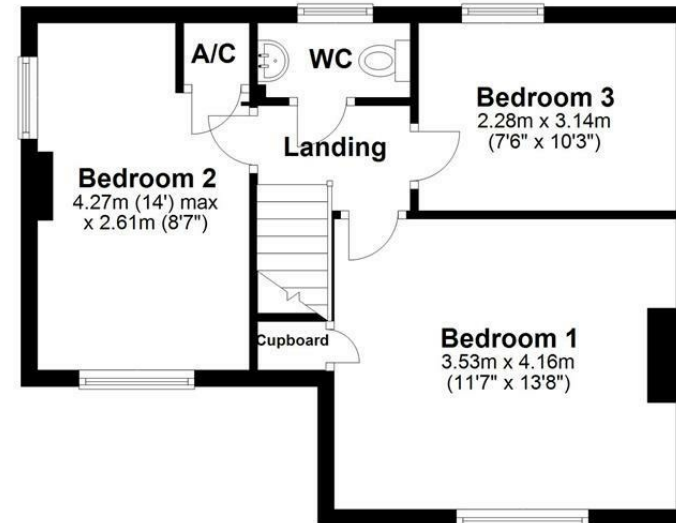
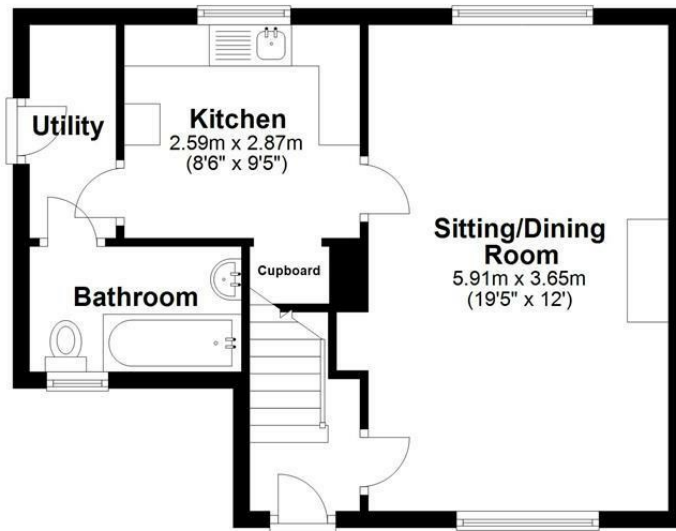


First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)

Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 80.9 sq. metres (870.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.