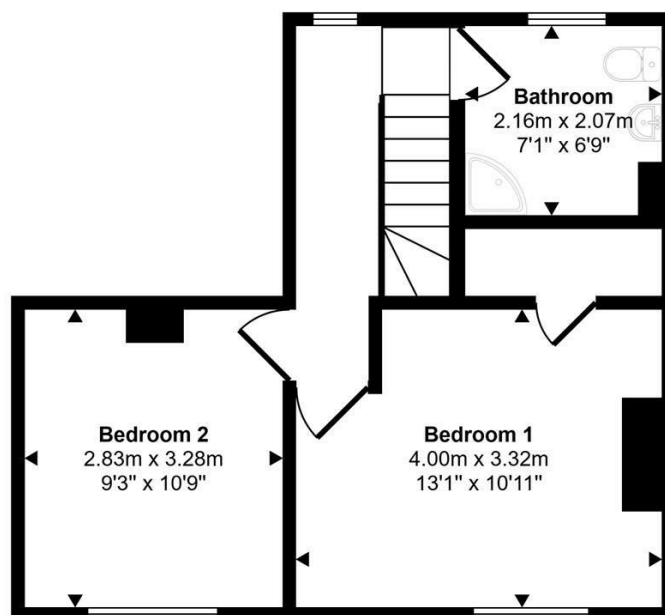


Ground Floor  
Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

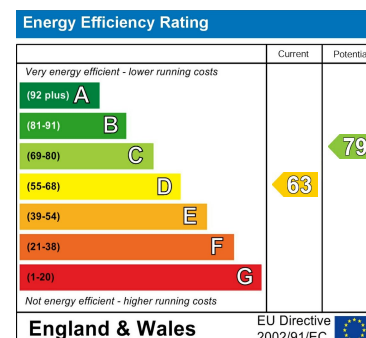


First Floor  
Approx 35 sq m / 382 sq ft

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High Street  
Templecombe

Offers In Excess Of  
£200,000

Nestled in the heart of Templecombe, this delightful two-bedroom mid-terraced property offers a perfect blend of comfort and character. The property is ideally located just a short walk to the local Co-op store, primary school and mainline train station. There is also a village shop with post office and various social clubs and groups. Further facilities will be found 12 miles away in Yeovil, 7 miles to Sherborne and Wincanton is about 4 miles away.

Step into the inviting sitting room, which flows seamlessly into the adjoining dining area, complete with a charming feature fireplace – ideal for cosy evenings or entertaining guests. The well-equipped kitchen provides ample storage and room for a breakfast table, making it a practical and social hub of the home. Upstairs, you'll find two generously sized bedrooms and a well-appointed family bathroom.

Outside, the front garden is laid to lawn with a paved pathway leading to the front door, adding to the home's welcoming kerb appeal. To the rear, a beautifully presented garden awaits — mostly paved for easy maintenance, with mature flowers and shrubs thoughtfully planted along the borders, creating a peaceful and private outdoor retreat.

This property would make an excellent first-time purchase or a smart investment in a sought-after village location.





## The Property

### Accommodation

#### Inside

##### Ground Floor

Upon entering the property you step into the welcoming and cosy sitting room which flows seamlessly into the adjoining dining area, complete with a charming feature fireplace – ideal for cosy evenings or entertaining guests. The kitchen is well equipped with a good amount of eye and floor level storage and worktop space. There is an electric oven, hob, extractor fan and space and plumbing for kitchen appliances.

##### First Floor

Stairs rise to the first floor where there are two good sized double bedrooms and family bathroom consisting of a shower, pedestal style wash hand basin and a low level WC.

### Outside

#### Garden

Outside, the front garden is laid to lawn with a paved pathway leading to the front door, adding to the home's welcoming kerb appeal. To the rear, a beautifully presented garden awaits — mostly paved for easy maintenance, with mature flowers and shrubs thoughtfully planted along the borders, creating a peaceful and private outdoor retreat.

### Useful Information

Energy Efficiency Rating D

Council Tax Band

Double Glazing

Electric Heating

Mains Drainage

Freehold

### Directions

Postcode - BA8 0JE

What 3 words -  
adopters.logo.worms

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.