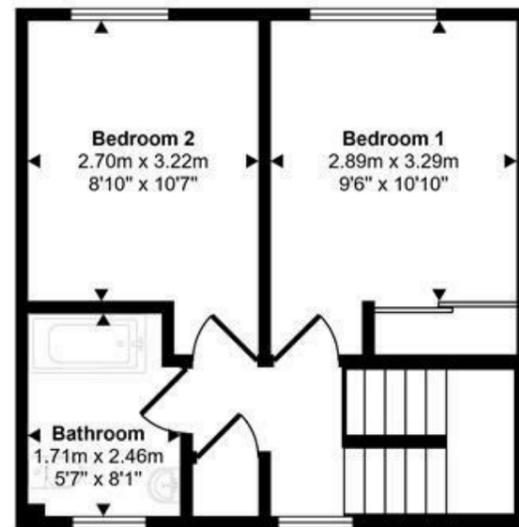


Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 33 sq m / 357 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	83
EU Directive		2002/91/EC	



Brines Orchard
Templecombe

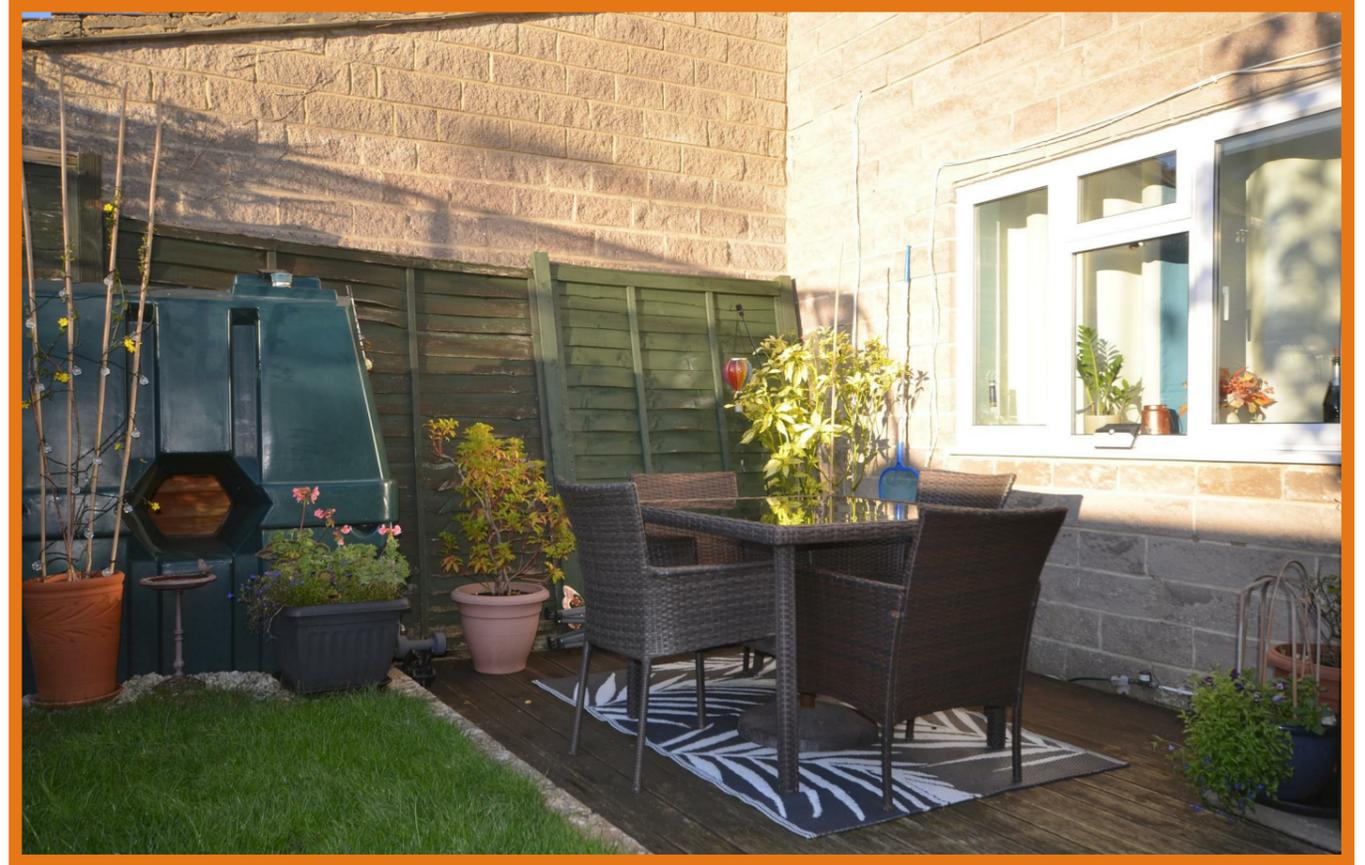
Guide Price
£215,000

A well-presented and deceptively spacious two double bedroom end-of-terrace home, situated within a well-established residential area of Templecombe. Offering balanced and comfortable accommodation across two floors, the property combines practical living space with a generous rear garden and the added benefit of a single garage located in a nearby block.

The home is thoughtfully arranged, with clearly defined reception and dining areas creating a natural flow for everyday living. As an end-of-terrace property, it enjoys a slightly enhanced sense of openness and natural light compared to mid-terrace homes, while still retaining a welcoming and manageable feel. The proportions throughout are particularly appealing, with two double bedrooms and well-sized ground floor living space.

Outside, the property benefits from a well-proportioned rear garden that provides space for both relaxation and entertaining, along with side access for added convenience. Ample road parking is available in addition to the garage, further enhancing practicality.

Templecombe itself offers a strong sense of community alongside useful amenities and a mainline railway station, making this an appealing home for first-time buyers, small families, downsizers or those seeking a village setting with excellent connectivity.



Accommodation

Inside
The property is entered via a welcoming hallway which provides access to the main ground floor accommodation and stairs rising to the first floor. To the front of the house is a well-proportioned sitting room, offering a comfortable space for everyday living.

To the rear, the kitchen/dining room provides a practical and sociable area, fitted with modern units and complemented by tiled splashbacks and work surfaces. The kitchen is equipped with a built-in electric oven, ceramic hob and extractor hood, with plumbing in place for a washing machine and slimline dishwasher, as well as space for a fridge/freezer. The tiled flooring adds to the practicality of the space, making it well suited to day-to-day use.

On the first floor, the landing leads to two double bedrooms, both

offering good proportions and flexibility for bedroom or home office use. The accommodation is completed by a family bathroom laid in an attractive ceramic tile effect vinyl flooring.

Outside

The rear garden is a particular feature of the property, offering a well-proportioned outdoor space that is mainly laid to lawn and bordered by a variety of trees, shrubs and flowering plants, providing a pleasant and private setting. A timber gate to the side of the garden offers direct access to the pavement, adding convenience.

To the front, the property enjoys a small garden area, while additional benefits include a single garage located in a nearby block and ample on-road parking available close by.

Useful Information

Energy Efficiency Rating D
Council Tax Band B

uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold

Location and Directions

Templecombe is a well-served village offering a range of local amenities including shops, public houses, a primary school and village hall. The village benefits from a mainline railway station with direct services to London Waterloo and Exeter, making it particularly attractive for commuters. Surrounded by attractive countryside, Templecombe also provides excellent access to rural walks, while nearby towns such as Wincanton, Sherborne and Yeovil offer further shopping, leisure and educational facilities

Postcode - BA8 0JL

What3words -
///loosed.uppermost.shuffles

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.