

Brines Orchard
Templecombe

Guide Price
£195,000

Nestled within the friendly community of Templecombe, this inviting terraced home provides a wonderful opportunity for all buyers, as well as those looking to buy their first home. Set back from the road, it enjoys a large front garden that creates a welcoming first impression and sense of privacy.

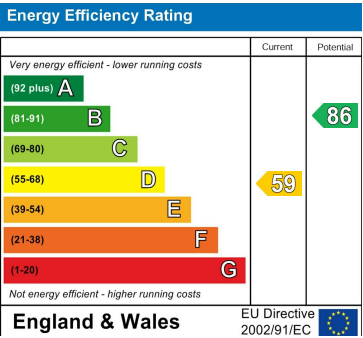
Step inside and you'll find a bright and versatile layout. The spacious sitting/dining room is perfect for cosy evenings as well as entertaining, while the kitchen and handy boot room add to the home's practicality. A lean to conservatory at the rear floods the space with natural light and opens onto the garden - an ideal spot to relax and enjoy the outdoors year-round.

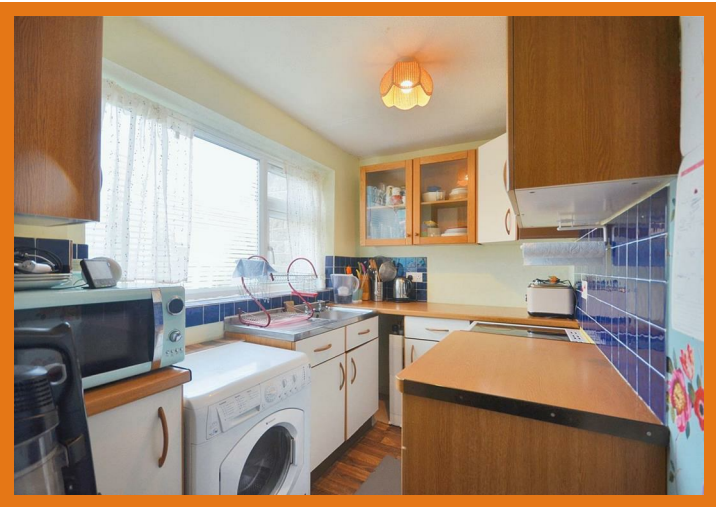
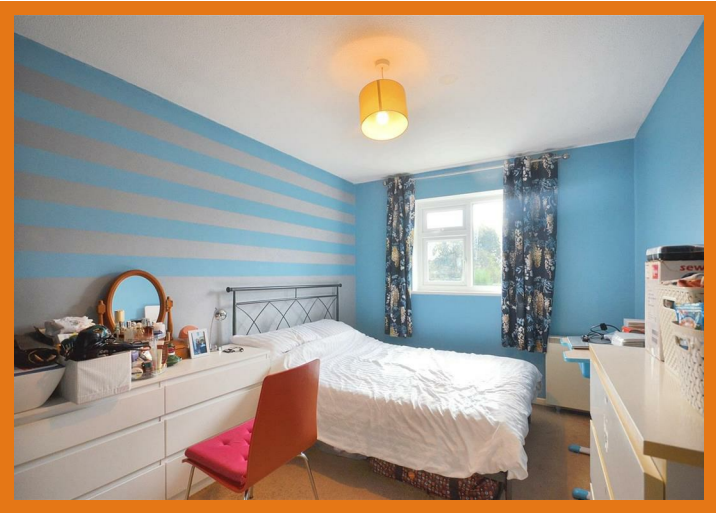
Upstairs, two double bedrooms provide comfortable retreats, complemented by a family bathroom. Both the front and rear gardens offer wonderful opportunities for gardening, play, or simply soaking up the peace and quiet.

With local amenities and Templecombe train station within easy reach, this charming property is perfectly placed for village living with convenient connections further afield. A fantastic choice for first-time buyers, small families, or anyone looking for a home with warmth and potential.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Accommodation

Inside

Ground Floor

The front door opens into the porch area with a large walk in cupboard with ceiling light, which houses the electrics. Providing ample storage room for coats and boots. Leading out of the porch way into the entrance hall, doors lead off to the kitchen and sitting/dining room. The large sitting/dining room offers plenty of natural lighting, featuring an electing feature fireplace perfect for those cosy family evenings.

The kitchen is fitted with a range of units, including floor cupboards with drawers as well as eye-level cupboards and cabinets, providing plenty of storage. It features wood-effect work surfaces with tiled splashbacks and a stainless steel sink with drainer. There is plumbing in place for a washing machine, fridge/freezer, and cooker, and the space is finished with practical vinyl flooring.

First Floor

From the hallway, stairs rise up to the first floor landing, with doors to both double

bedrooms and family bathroom. There is access to the loft space and the airing cupboard which houses the hot water cylinder and fitted with slatted shelves. The bathroom consists of a bath with timber side panel and electric shower over, WC, pedestal wash hand basin, heated towel rail and mosaic style tiled walls.

Outside

Garage

There is a single garage in a block close to the house and ample on road parking.

Garden

This garden is laid to lawn and features a paved area, with scope to personalise. At the front of the house, you will find a large front garden with lawn either side of the path.

Useful Information

Energy Efficiency Rating - D
Council Tax Band - B
Economy 7 Heaters
uPVC Double Glazing
Mains Drainage
Freehold

Location and Directions

Templecombe is a Somerset village with a

population of approximately 1500 and has good communication links to all major road networks and the advantage of a mainline train station. The village also has a post office with convenience store, a primary school and church plus a Co-Op store. There are various clubs to suit all from toddler groups to bowling and bell ringing to dancing.

For further facilities Yeovil and Sherborne are both within twelve miles and Wincanton about five miles away which has good shopping facilities from major supermarkets such as Lidl and Morrisons, in addition the town centre has many independent shops from butcher and bakers to jewellers and hardware store. There are many choices of takeaway providers, public houses, schools catering for all ages and there is a doctors surgery. Places of interest around the area include the famous Wincanton Race Course and the Stourhead House and gardens.

Postcode - BA8 0JL
What3Words - ///steps.ordering.decimals

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 firms employment has the authority to make or give any representation or warranty in respect of the property.