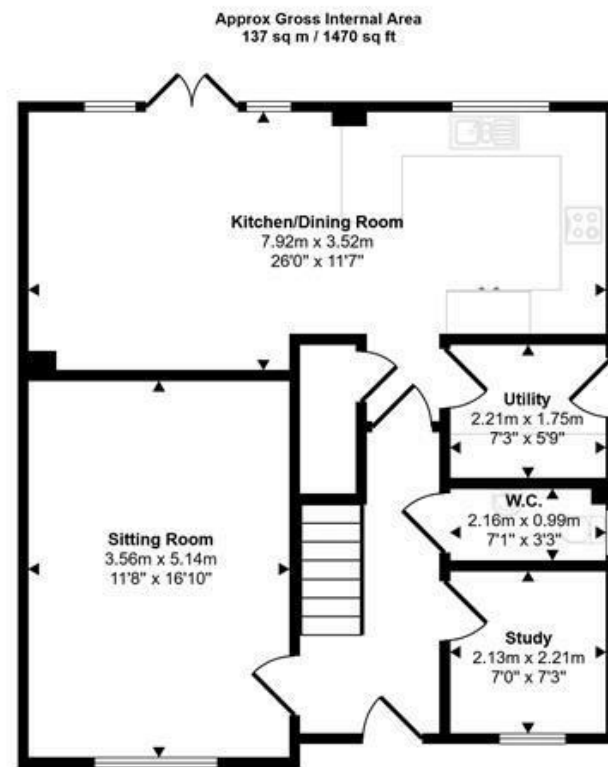
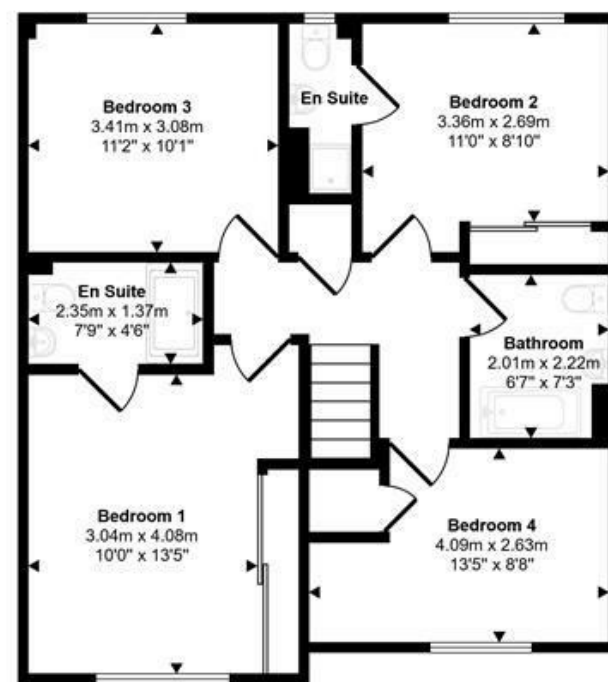




Ground Floor
Approx 68 sq m / 733 sq ft



First Floor
Approx 68 sq m / 737 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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Dorset
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Church Close Templecombe

**Guide Price
£440,000**

The Perfect Family Home – Space, Style & a Garden Made for Play and Entertaining:-

Set in a quiet cul-de-sac within easy reach of shops, the primary school and the mainline station, this nearly new detached home is ideal for modern family life. With four generous double bedrooms (two with their own en-suites) plus a family bathroom, everyone has their own space to relax and recharge.

Downstairs is made for family living and entertaining. The large sitting room is perfect for movie nights, while the private study is ideal for homework or working from home. At the heart of the house, the impressive open-plan kitchen/dining/family room brings everyone together — with sleek soft-close units, built-in appliances, and double doors that open straight out to the garden. A handy utility room and cloakroom keep the practical side of life running smoothly.

The outside space really sets this home apart. The landscaped, Mediterranean-style garden is bigger than most, cleverly designed over two tiers to keep it low-maintenance while offering loads of room to play, relax and entertain. There's a large patio for family barbecues, plus a fantastic cabin with power — perfect as a playroom, teen hangout, gym or home office. The double garage and driveway parking for four cars add even more family convenience.

With solar panels to cut energy bills and a 10-year build guarantee still in place, this is a home that's ready for you to move straight in and start making memories.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a bright and welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, study, kitchen/dining/family room and to the cloakroom, which is fitted with a pedestal wash hand basin and a WC. For practicality and appearance, the floor is laid in an attractive wood effect vinyl, which continues throughout the ground floor with the exception of the sitting room, which has carpet. The sitting room enjoys a front aspect with plenty of room for settees and armchairs - a great room for relaxing. A separate study provides a great work from home space or for homework.

At the back of the house there is a large open plan living space with dining and family space plus the kitchen area. From the dining room double doors open out to the rear garden, whilst the kitchen has a window with a rear outlook. It is fitted with a range of stylish, contemporary unit with soft closing facility and consists of floor cupboards, separate drawer unit with cutlery and deep pan drawers, larger cupboard with shelves plus eye level cupboards. You will find a generous amount of work surfaces (including a breakfast bar) with a matching upstand and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is space for an American style fridge/freezer and the dishwasher is integrated. The electric eye level double oven is built in with storage above and beneath and there is a gas hob with a splash back and extractor hood above. From the kitchen a door opens into a useful utility room, which is fitted with the same units as the kitchen with plumbing for a washing machine plus space for a tumble dryer. There is a door to the outside.

First Floor

Stairs rise to a bright galleried landing where there is access to the loft space and to the airing cupboard housing the hot water cylinder. Doors lead off to the bedrooms and family bathroom. All the four bedrooms, are well proportioned doubles - bedroom three has a large over stairs storage cupboard and bedrooms one and two, both have fitted wardrobes with sliding mirror fronted doors plus the benefit of an en-suite shower room.

The family bathroom is fitted with a stylish suite consisting of a pedestal wash hand basin, WC and bath with a tiled splash back. The floor is laid in a practical and attractive wood effect vinyl that will also be found in the en-suites.

Outside

Garage and Parking

The property is approached from the cul de sac onto a

generously sized tarmacadam drive with space to park four cars comfortably. The double garage has two up and over doors, fitted with light and power plus a personal door that opens to the rear garden. It measures 6.10 m x 6.20 m/20' x 20'4".

Gardens

The front garden is fully enclosed and laid to Cotswold stone chipping for easy maintenance and provides an ideal area for pot plant displays. A path leads to the front door and along the side of the house to a timber gate that opens to the rear garden. The rear garden has been thoughtfully landscaped for easy maintenance and is an attractive outdoor space arranged over two levels. Again, it is partly laid to Cotswold stone chippings and composite decking. On the lower level you will find a raised flower beds and a large timber cabin with power and measuring 5 m x 4 m/16'4" x 13'1" - a great hobbies room, work from home space or entertainment area on chillier days, attached to the side is a seating area beneath a pergola with a sliding roof. Steps rise to the upper part of the garden where there is a large entertainment area with room for a permanent barbecue. The garden has a Mediterranean feel about it and is larger than usual on a new home.

Useful Information

Energy Efficiency Rating B

Council Tax Band ?

uPVC Double Glazing

LPG Central Heating from a Communal Tank

Mains Drainage

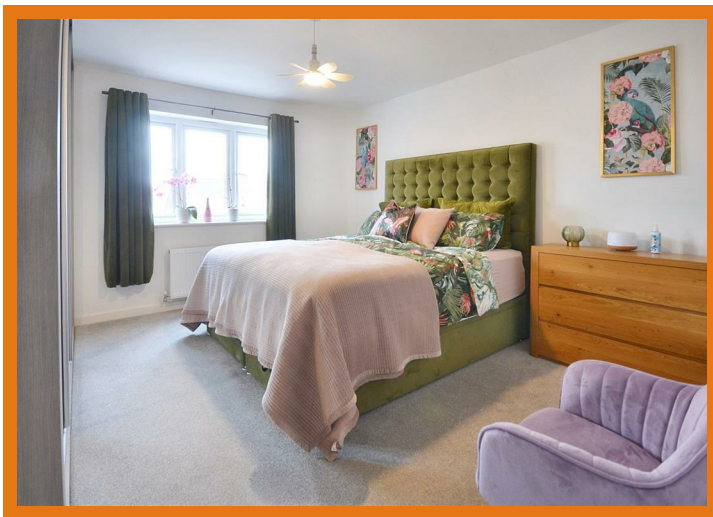
Freehold

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 bellringing 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 0DG

What3words - ///priced.torch.factually



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.