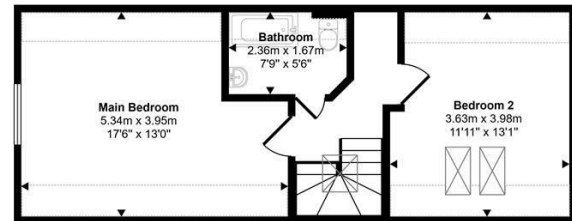


Ground Floor
Approx 66 sq m / 715 sq ft



First Floor
Approx 44 sq m / 469 sq ft

Denotes head height below 1.5m
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.



Morton • New

selling and letting properties



Overcombe
Templecombe

PCM
£1,300 PCM

Occupying a peaceful position within a quiet cul-de-sac on the edge of the village, this modern detached chalet bungalow offers well-designed and highly versatile accommodation, ideal for comfortable everyday living.

The property features a bright and spacious open-plan living area, creating a welcoming hub for both relaxing and entertaining. Finished to a contemporary standard throughout, the home benefits from a flexible layout with bedrooms and bathroom facilities arranged over both floors—perfect for a range of tenants, including families, professionals, or those seeking the convenience of ground-floor living.

Externally, the property offers a private, enclosed garden—ideal for low-maintenance outdoor enjoyment—as well as driveway parking to the front.

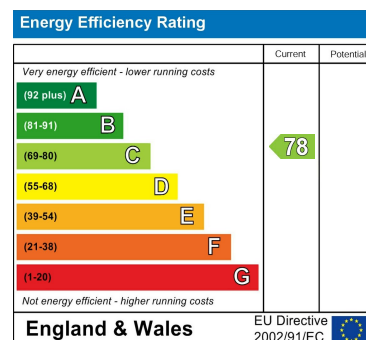
Conveniently located within easy reach of local village amenities, while enjoying a tucked-away setting, this property provides an excellent balance of modern living and a peaceful lifestyle

Available Now
Sorry Non Smokers/Vapes
EPC Rating Band 'C'
Council Tax Band 'D'
Deposit Required £.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£300.00) holding deposit will be required.
www.mortonnew.co.uk

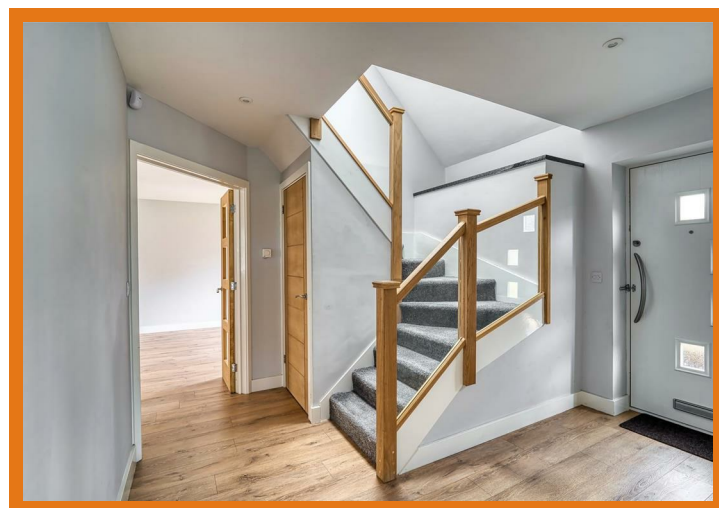
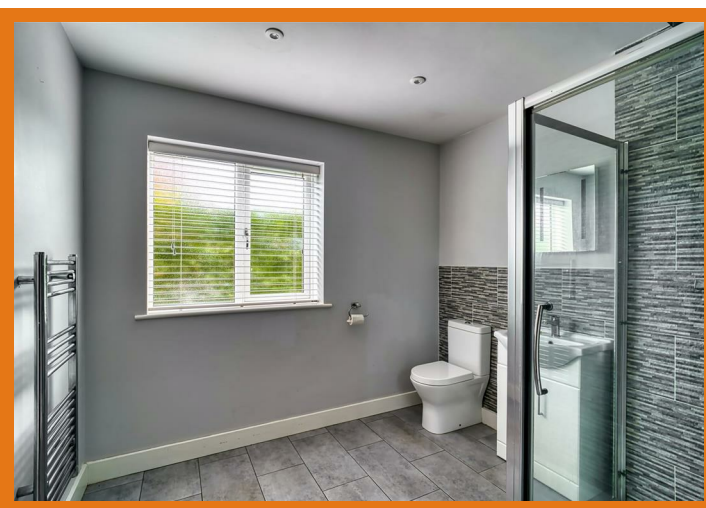
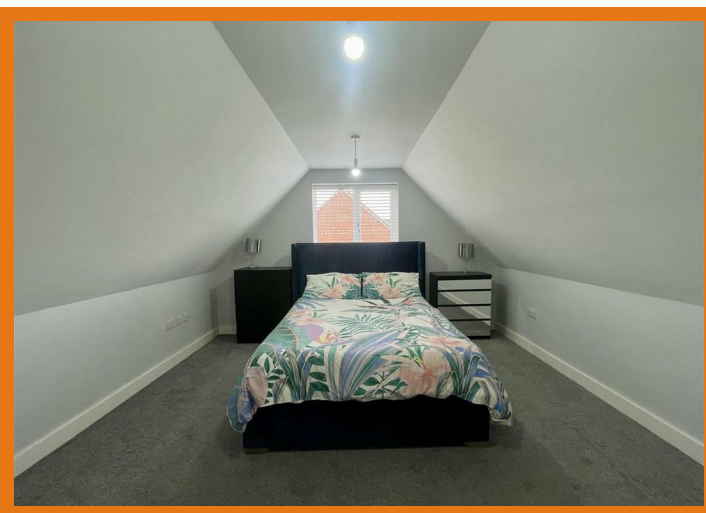
Landlord has the right to refuse

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



www.mortonnew.co.uk



Accommodation

Inside

The property is entered via a welcoming entrance hall which provides access to the main ground floor accommodation and stairs rising to the first floor. The heart of the home is the impressive open-plan living space, combining a sitting area with the kitchen and dining area to create a sociable and flexible layout. This bright and airy room benefits from doors opening directly onto the garden, allowing for an excellent connection between indoor and outdoor living.

The modern kitchen is fitted with sleek gloss-fronted units and laminate worktops, complemented by a breakfast bar which provides an ideal space for casual dining or entertaining. There is space for appliances and the layout has been thoughtfully designed to suit everyday living.

The ground floor also benefits from a generous bedroom which could equally be used as an additional reception room or a home office,

ideal for those working from home.

There is also a contemporary shower room, offering flexibility for guests or single-level living if required. Upstairs, the first floor provides two further rooms, including a well-proportioned main bedroom. A modern family bathroom completes the accommodation. Throughout, the property is light, well-presented and adaptable to a variety of lifestyle needs.

Outside

To the front of the property there is driveway parking for 2 cars, providing a practical and convenient approach. The rear garden is fully enclosed and offers a good degree of privacy. Mainly laid to lawn with a patio area ideal for outdoor dining and entertaining, the garden provides an excellent blank canvas for a new owner to personalise. With a north-westerly orientation, the garden enjoys afternoon and evening sunlight, making it a pleasant space to relax and unwind.

Useful Information

Heating: Electric Underfloor Heating
 Drainage: Mains
 Windows: uPVC Double Glazing
 Energy Performance Rating: C
 Council Tax Band: D

Location and Directions

Templecombe is a well-regarded village offering a range of local amenities including shops, a primary school, public houses and a mainline railway station with direct services to London Waterloo. The village is surrounded by attractive countryside and offers easy access to nearby towns such as Sherborne and Wincanton. This property is positioned on the edge of the village within a quiet cul-de-sac, combining a peaceful setting with convenient access to everyday facilities.

What2words-
 ///release.refusals.exam
 Postcode- BA8 0LD

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.