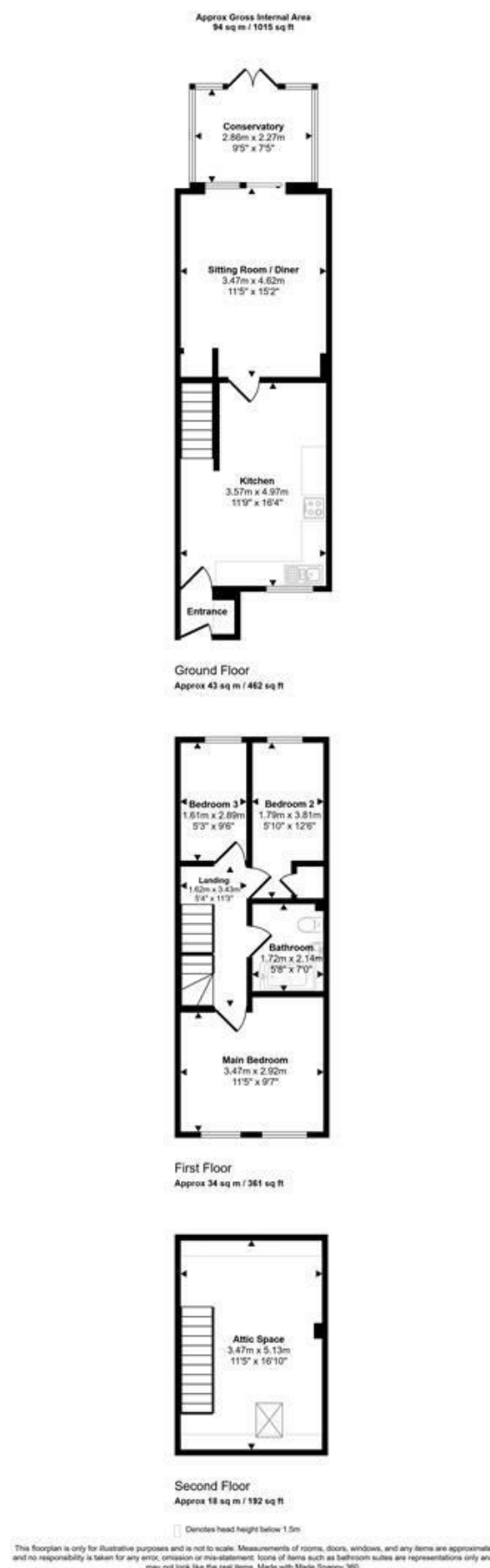


# Morton • New

selling and letting properties



Yarn Barton  
Templecombe

Guide Price  
£225,000

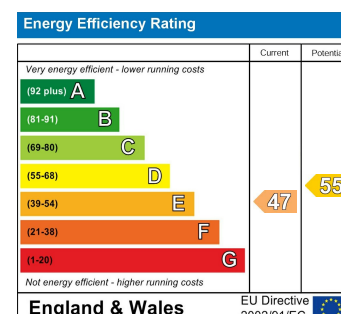
A well-presented three bedroom mid-terraced home, situated in a quiet and convenient location within the popular village of Templecombe. The property offers generous accommodation across three floors, with a particular highlight being the conservatory which opens directly onto the enclosed rear garden.

The accommodation comprises a good sized kitchen with space for a dining table, a sitting room and a conservatory to the ground floor. To the first floor, three bedrooms are served by a family bathroom, with a useful storage room found on the second floor.

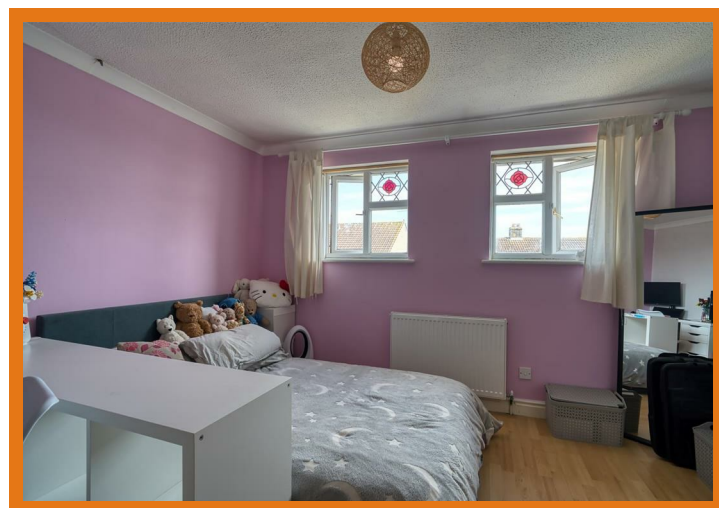
Outside, the rear garden has been designed for ease of maintenance with a combination of patio and gravel, offering a good degree of privacy in an enclosed and pleasant setting. A garage in a nearby block and parking directly in front completes the arrangement.

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## The Property

### Inside

#### Ground Floor

Entering through the front door, the kitchen is a good sized and practical space, fitted with a range of modern units and offering room for a dining table as well as space for appliances. Leading through, the sitting room diner is a comfortable and well proportioned reception space, benefiting from a good degree of natural light. The conservatory beyond opens directly onto the rear garden, providing a pleasant and versatile additional living space that can be enjoyed throughout the year.

#### First Floor

Three bedrooms are found on the first floor, all enjoying a good degree of natural light and served by a family bathroom. The principal bedroom is a particularly well proportioned room, with further bedrooms offering flexible use for

guests, children or a home office. A staircase rises to the second floor where a useful storage room is found.

### Outside

#### Gardens

The rear garden has been thoughtfully arranged with a combination of patio and gravel offering a low maintenance and enclosed outdoor space with a south westerly aspect and a good degree of privacy throughout.

#### Parking & Garage

A garage is located in a nearby block with parking directly in front.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band B  
LPG Gas Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
Freehold  
No Onward Chain

### Location and Directions

Templecombe is a popular and well connected village in Somerset, known for its railway station on the London Waterloo to Exeter line, making it an attractive base for commuters. The village has a quiet and pleasant feel with a strong sense of community, and is well placed for access to the surrounding Somerset and Dorset countryside. The nearby towns of Sherborne, Wincanton and Shaftesbury are all within easy reach, offering a wider range of shops, restaurants and everyday amenities.

Postcode BA8 0JH

What3words  
///single.beginning.blunders

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