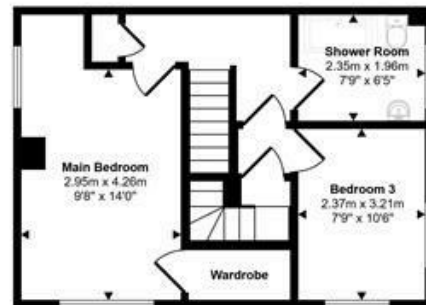




Ground Floor
Approx 51 sq m / 544 sq ft



First Floor
Approx 40 sq m / 427 sq ft



Second Floor
Approx 29 sq m / 313 sq ft



Garage
Approx 14 sq m / 146 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.



The Hamlet Templecombe

Guide Price
£350,000

A beautifully presented three bedroom semi detached home, situated in a quiet cul-de-sac in the popular Somerset village of Templecombe. Templecombe is a well regarded village with its own mainline railway station providing direct services to London Waterloo and the West Country, alongside a good range of local amenities.

The accommodation extends to approximately 1,430 square feet across three floors and is presented to a high standard throughout. A generous sitting room with wood burner, a well appointed kitchen diner and a conservatory are found on the ground floor, alongside a WC. To the first floor, the principal bedroom with a fitted wardrobe and a further bedroom are found, served by the shower room. The second floor is home to a generous bedroom with its own en suite bathroom.

Outside, a beautifully landscaped and fully enclosed south easterly facing garden enjoys a good level of privacy with well stocked borders, raised beds, attractive planting and a paved seating area. Two parking spaces and a garage with useful roof storage complete the outdoor space.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive	

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The Property

Inside

Ground Floor

A front porch leads directly into the kitchen diner, a well appointed and sociable everyday space with built-in appliances and plenty of storage, leading through to the conservatory beyond which enjoys lovely views over the garden. A WC is also found at this level, with the sitting room a generous and comfortable reception space with a wood burner as its focal point.

First Floor

Stairs rise to the landing where the principal bedroom and bedroom three are found. The principal bedroom is a generous room benefiting from a good sized fitted wardrobe, with both bedrooms served by the shower room.

Second Floor

A staircase rises to a generous bedroom two, a wonderfully private

and flexible space occupying the second floor and benefiting from its own en suite bathroom.

Outside

Garden

A beautifully landscaped and fully enclosed south easterly facing courtyard garden, enjoying a good level of privacy. Thoughtfully designed with well stocked borders, raised planted beds, attractive pots and a generous paved seating area, this is a truly charming outdoor space that is easy to maintain and wonderful to spend time in throughout the seasons.

Garage & Parking

Two parking spaces are found alongside a garage, which benefits from useful roof storage space.

Useful Information

Energy Efficiency Rating Tbc
Council Tax Band D
Electric Heating

Upvc Double Glazing
Wholly Owned Solar Pannels
Mains Drainage
Freehold
Vendors will need to find onward purchase

Location and Directions

Templecombe is a well served village with a range of everyday amenities including a shop, primary school and mainline railway station offering direct links to London Waterloo. The nearby towns of Sherborne and Wincanton provide a wider range of facilities including supermarkets, independent shops, restaurants and leisure amenities. The area is well regarded for its surrounding countryside, offering plenty of opportunities for walking and outdoor pursuits.

Postcode BA8 0HJ

What3words ///rudder.gently.poorly

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.