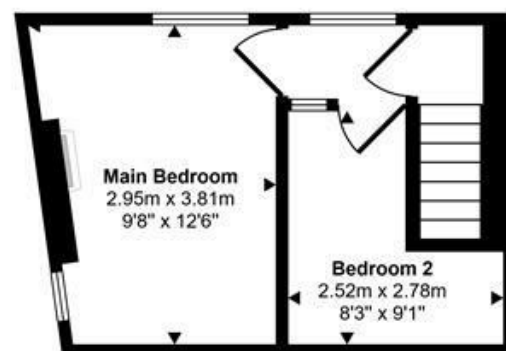
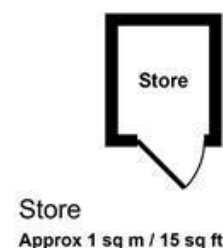




Ground Floor  
Approx 35 sq m / 380 sq ft



First Floor  
Approx 21 sq m / 221 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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

# Morton • New

selling and letting properties



Vine Street  
Templecombe

Guide Price  
£200,000

A charming and characterful one bedroom end of terrace cottage, thought to date back to the 1700s and situated in the popular Somerset village of Templecombe. Steeped in history, the property retains a wealth of original features throughout, including quarry and flagstone tiles, Crittal windows and exposed beams. Templecombe is a well regarded village with its own mainline railway station, a Co-op store, primary school, recreational ground and a good range of local amenities all within easy walking distance.

The accommodation is arranged across two floors, with a sitting and dining room featuring a multi-fuel stove, a kitchen and bathroom on the ground floor, alongside a useful lobby. To the first floor, two rooms are found, the principal bedroom benefiting from a cast iron fireplace and exposed beams, and a further room, currently used as a nursery.

Outside, a fully enclosed rear garden enjoys a sunny aspect with a terraced seating area, steps rising to a lawn, a mature tree, an outbuilding ideal for storage and three sheds. Two unofficial parking spaces are also available on Vine Street.

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## The Property

### Inside

#### Ground Floor

An entrance hall with flagstone flooring leads through to the sitting and dining room, a truly characterful space with Crittal windows to the front and flagstone flooring throughout. A multi-fuel stove set on a quarry tiled hearth with brick mantel creates a wonderful focal point, with a built-in wooden seat and understairs storage also found at this level. The kitchen is fitted with a wooden worktop and Belfast sink, with Crittal windows overlooking the garden and space for a washing machine, oven and refrigerator. A lobby with a part glazed door opening to the garden leads through to the bathroom.

#### First Floor

Stairs rise to the landing where the principal bedroom is a generous and characterful room, enjoying a wooden framed window overlooking

the garden, an exposed beam, elm wood flooring and a cast iron fireplace. A second room, currently used as a nursery completes the first floor accommodation.

### Outside

#### Garden

A fully enclosed rear garden enjoying a sunny aspect, with a traditional stone wall to the left and rear boundary. Steps rise from a terraced seating area up to a sunny lawn, with a stone path leading through the garden to a mature tree and three sheds. An outbuilding provides useful additional storage space, with side access available via a gate across the neighbouring property.

#### Parking

Two unofficial parking spaces are available to the left of the property on the right hand side of Vine Street.

### Useful Information

Energy Efficiency Rating TBA  
Council Tax Band A  
Economy 7 Electric Storage Heating  
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 0JY

What3words ///gong.league.acid

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