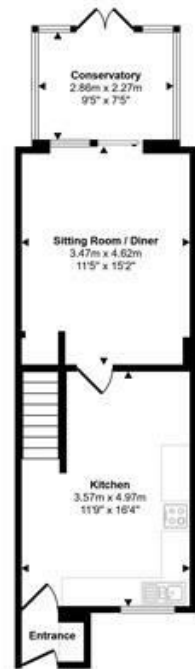
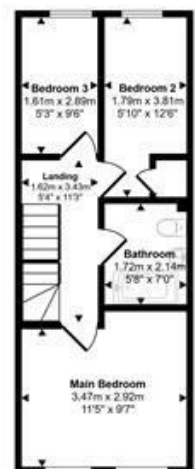


Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 34 sq m / 361 sq ft



Second Floor
Approx 18 sq m / 192 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.



Yarn Barton
Templecombe

Guide Price
£225,000

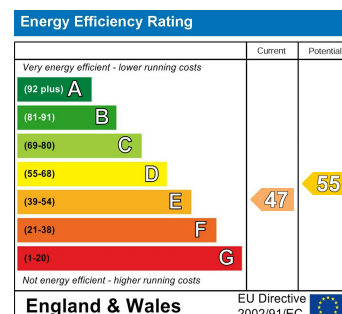
A well-presented three bedroom mid-terraced home, situated in a quiet and convenient location within the popular village of Templecombe. The property offers generous accommodation across three floors, with a particular highlight being the conservatory which opens directly onto the enclosed rear garden.

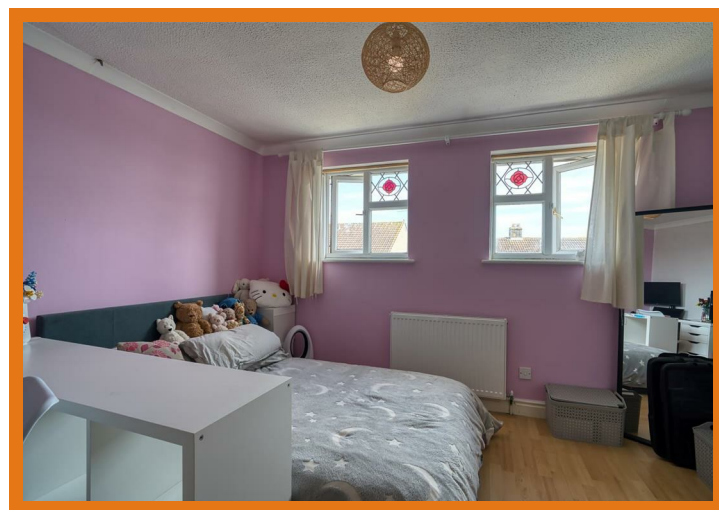
The accommodation comprises a good sized kitchen with space for a dining table, a sitting room and a conservatory to the ground floor. To the first floor, three bedrooms are served by a family bathroom, with a useful storage room found on the second floor.

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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Market Place
Sturminster Newton
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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

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.