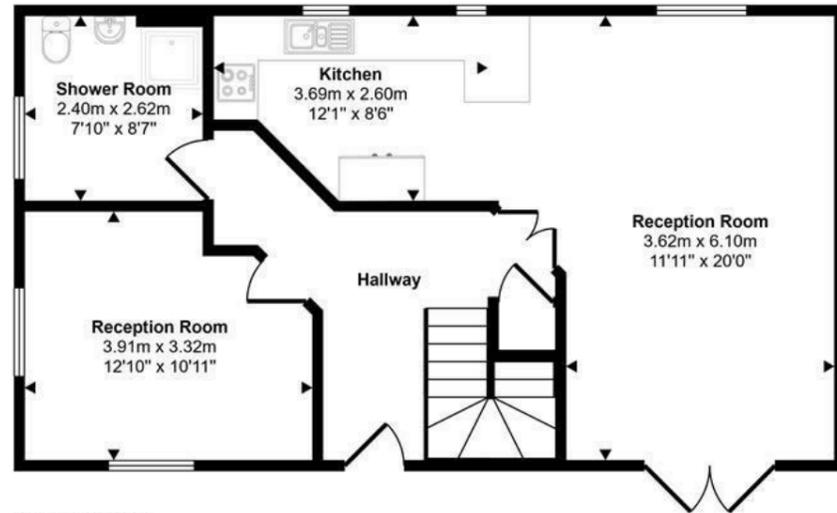
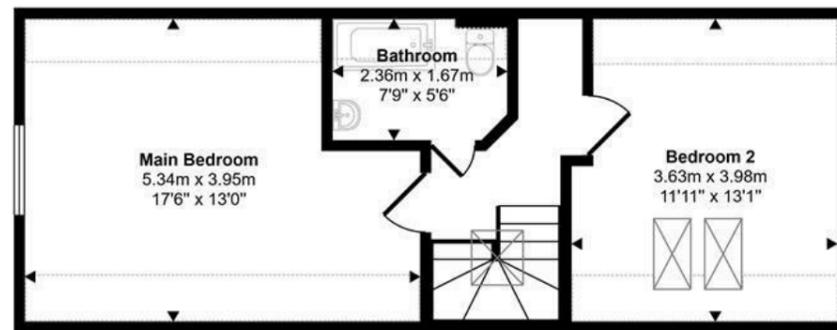


Approx Gross Internal Area  
110 sq m / 1185 sq ft



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.



Overcombe  
Templecombe

Guide Price  
£300,000

Occupying a peaceful position in a quiet cul-de-sac on the edge of the village, this modern detached chalet bungalow offers thoughtfully designed and versatile accommodation, ideally suited to a wide range of buyers. Built by the current owners approximately five years ago, the property has been carefully planned to provide light, spacious living areas alongside well-proportioned bedrooms, creating a home that works equally well for families, downsizers or those seeking flexible multi-generational living.

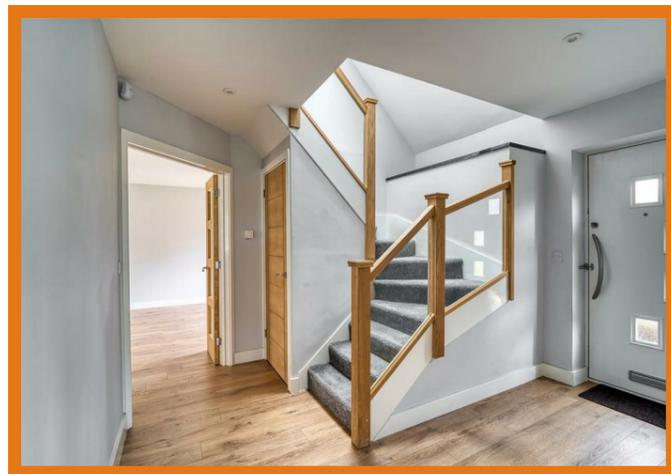
At the heart of the property is a bright open-plan living space which forms a welcoming hub for everyday life and entertaining, complemented by contemporary finishes throughout. The layout allows for excellent adaptability, with bedroom and bathroom facilities on both floors, offering the option of ground-floor living if required. Outside, the property benefits from an enclosed garden providing a private and manageable outdoor space, along with driveway parking to the front.

Located within easy reach of village amenities while enjoying a slightly tucked-away setting, the property combines modern convenience with a relaxed village lifestyle. Offered for sale with no onward chain, this immaculately presented home represents a rare opportunity to acquire a recently built property in a sought-after position within Templecombe.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



### 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  
 Tenure: Freehold  
 Offer for sale with no onward chain

### 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.