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West Street, Templecombe, Somerset

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West Street Templecombe Somerset BA8 0LG

A beautifully presented three-bedroom semi-detached home, standing in a corner plot and thoughtfully extended in 2019. The property offers stylish, modern interiors, a bright garden room, and well-planned outdoor space with a sunken patio, lawn, and kitchen garden. Ample parking, mature planting, and a peaceful, private setting complete the appeal.

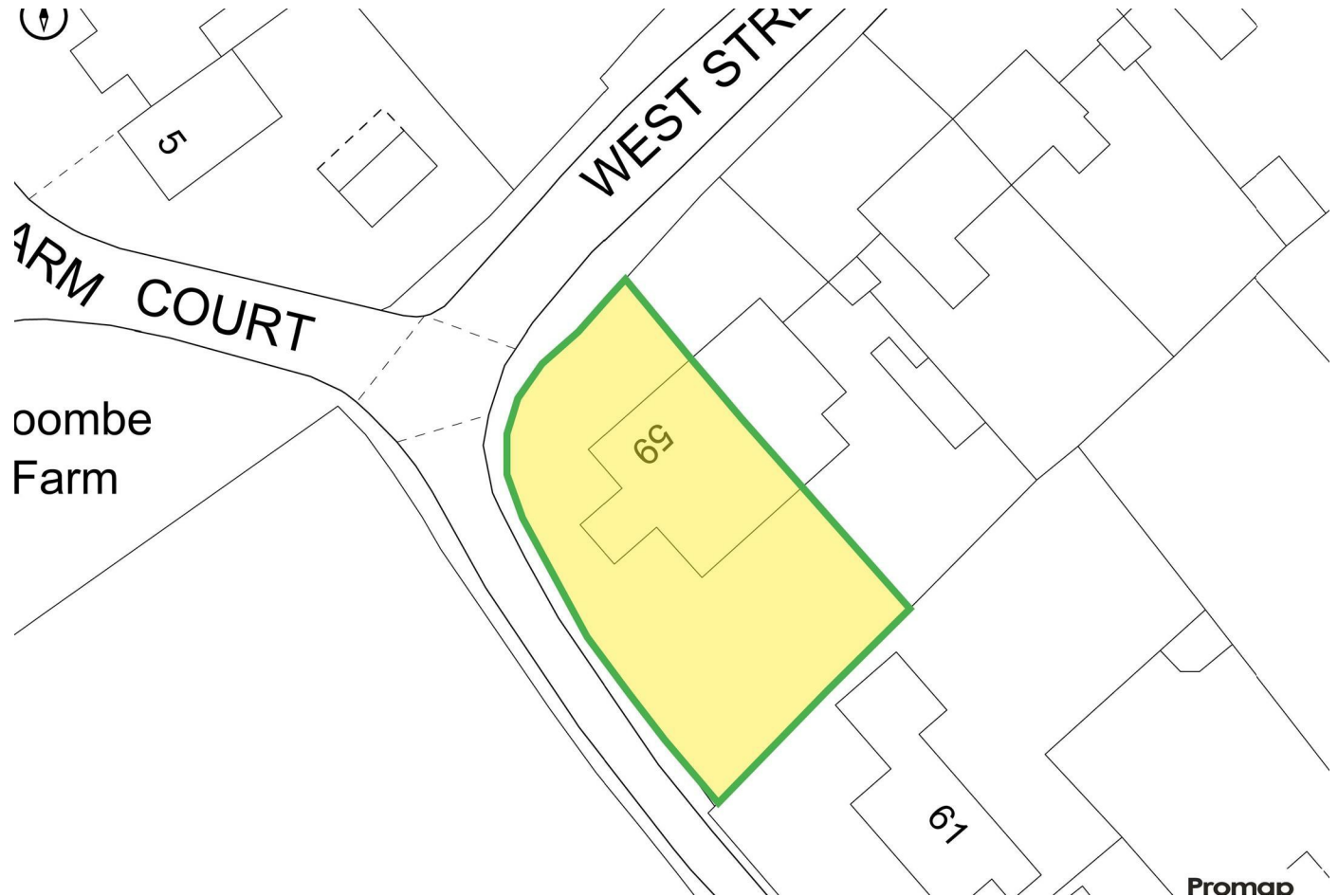


- Three bedrooms semi detached
- Renovated to a high standard
 - Extension to the rear
- Generously sized corner plot
 - Driveway parking
- Sought after village location
 - Garden studio
 - EV charging point

Guide Price **£350,000**

Freehold

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THE DWELLING

A well presented three bedroom semi detached property, standing in a corner plot position and thoughtfully renovated by the current owners, with a smart ground floor extension added in 2019.

ACCOMMODATION

The front door opens into a welcoming entrance porch, thoughtfully fitted with bespoke shoe storage and space for coats. A uPVC stable door leads through to the entrance hall, which offers useful storage beneath the stairs, along with an additional cupboard housing the wall-mounted combination boiler. A side-facing window brings in natural light.

To the left, the dining room enjoys a large front-aspect window and features a multi-fuel burner as its focal point, complemented by LED spotlights and a radiator. Glazed folding doors open through to the sitting room, a superb addition completed by the current owners in 2019. This bright and spacious extension is beautifully finished, with aluminium bi-fold doors opening directly to the garden, electric Velux windows above, and two contemporary vertical radiators. A further door provides access to the kitchen.

The kitchen is fitted with a range of wall, base, and drawer units, together with an oak breakfast bar providing space for stools beneath. A 1½ bowl sink with mixer tap and drainer sits beneath a side-facing window, while integrated appliances include a four-ring induction hob, electric oven, and extractor hood. There is also space and plumbing for a dishwasher and fridge freezer.

From the kitchen, a door leads to the utility room, which offers additional storage units, an eye-level combination oven, and space and

plumbing for a washing machine. Adjacent to this is a cloakroom with WC, hand wash basin, radiator, and side window.

The ground floor also benefits from a stylish bathroom, forming part of the extension. Fully tiled and beautifully finished, it includes a large vanity unit with inset basin, a linen cupboard with fitted shelving, walk-in shower, bath, and WC. The impressive electric skylight floods the room with natural light, creating a particularly bright and inviting space.

Stairs rise from the entrance hall to the first-floor landing, where a front-aspect window brings in light and a hatch provides access to the loft.

Both the principal bedroom and second bedroom overlook the rear garden and feature built-in wardrobes and radiators. The third bedroom enjoys a front aspect.

The modern shower room is fitted with a walk-in shower enclosure with rainfall head and handheld attachment, a WC, vanity unit with wash basin, heated towel rail, LED spotlights, and a side window.

GARDEN

A composite stable door from the utility room opens to the garden, where a slate path leads around to a sunken patio — a lovely, sheltered spot ideal for outdoor furniture and entertaining. Beyond this, the rear garden rises to a higher level, laid mainly to lawn with a gravelled kitchen garden featuring raised beds. The space is fully enclosed by fencing and attractively planted with mature trees, shrubs, and bushes, providing both privacy and interest throughout the seasons. A log store and greenhouse can be located within of the garden whilst a timber home office studio has also been added, complete with LED lighting and power, offering a versatile space for work or hobbies.

To the front, there are further areas of lawn and a gravelled section housing a greenhouse and a custom-made woodstore. A gravelled driveway provides parking for three cars, with the added convenience of an electric car charging point.

MATERIAL INFORMATION

Mains electricity, water and drainage.
LPG central heating

Broadband - Superfast broadband is available.
Mobile phone network coverage is available at the property, for further information please see <https://www.ofcom.org.uk>
South Somerset District Council
Council Tax Band - B

Photographs were taken in 2022.

The property is of an age where asbestos may have been used in the roof tiles.

SITUATION

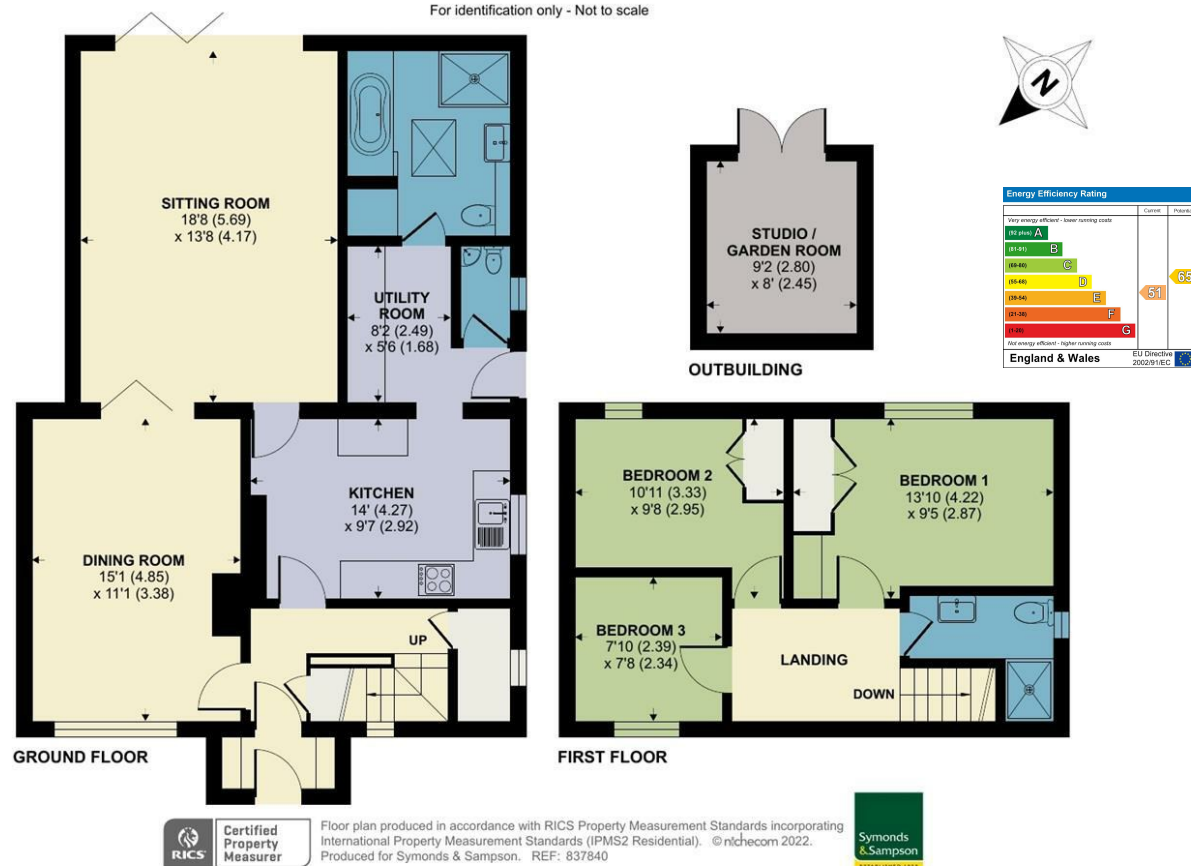
Templecombe is to the west of the Blackmore Vale, an area of Outstanding Natural Beauty, close to the North Dorset and South Somerset borders and is easily accessible by road and rail. The village has a primary school, village shop, post office, Co-op, café, and a thriving village community. The present village in Saxon times was known as Abbas Coombe and in the ownership of Shaftesbury Abbey. The A303 (3 miles) links to the West Country, Home Counties and London and gives access to the motorway network.

DIRECTIONS

What3words - ///darker.tinted.provoking



Approximate Area = 1285 sq ft / 119.3 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 1358 sq ft / 126 sq m
For identification only - Not to scale



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