



Connells

High Street
Templecombe



Property Description

Templecombe is a village in Somerset, England, situated on the A357 road five miles south of Wincanton, 8 miles east of Sherborne, and 12 miles east of Yeovil. There is a mainline railway station on the Exeter St David's to London Waterloo line and the village also has numerous amenities including a Post Office/Newsagent, village shop and Doctor's Surgery with dispensary. The village boasts a well reputed primary school, village hall and children's play area.

Entrance Hall

Door to the front and a radiator.

Lounge

14' 3" into bay window x 9' 9" max (4.34m into bay window x 2.97m max)
Single glazed sash window to the front, television aerial socket, radiator and a woodburner.

Dining Room

12' 8" x 10' 3" plus recess (3.86m x 3.12m plus recess)
Single glazed sash window to the rear, wood flooring, open fireplace, stairs to the first floor, under stairs cupboard and a radiator.

Kitchen

17' 3" x 7' 11" max (5.26m x 2.41m max)
Two single glazed sash windows to the side, double glazed sash windows to the side and rear, fitted kitchen with wall and base units, Belfast sink, integrated slimline dishwasher and washing machine, space for an electric cooker, integrated fridge/freezer, tiled flooring and a radiator.

Landing

Access to the loft and a radiator.

Bedroom One

13' 1" max x 12' (3.99m max x 3.66m)
Two double glazed sash windows to the front, wooden floor and a radiator.

Bedroom Two

12' 8" x 7' 8" max (3.86m x 2.34m max)
Sash window to the rear and a radiator.

Bathroom

9' 4" max x 7' 11" max (2.84m max x 2.41m max)
Double glazed sash window to the rear, P shaped bath with shower attachment and a shower over,
WC, wash hand basin, tiling to splash back, hot water tank and an electric boiler.

Loft Space

Two velux windows, electric and plumbing.

Front Garden

To the front the garden is laid to grass with shrubs and a path to the front door.

Rear Garden

Approximately 148ft x 23ft with paved seating area with the rest mainly laid to lawn, large tree, hard standing, shed and an outside tap.

Agents Note

The property was renovated in 2019 which included new central heating system and fully rewired throughout and loft and walls fully insulated.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SHR305733

Tenure: Freehold



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