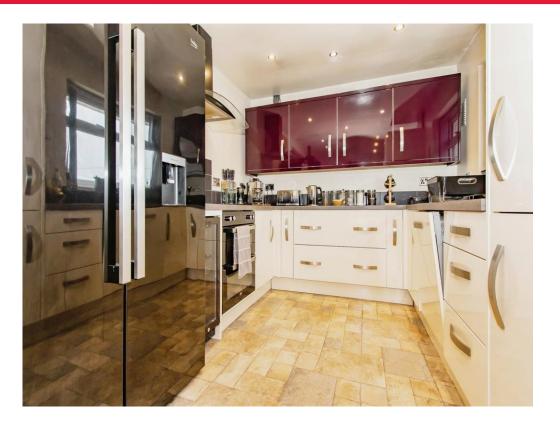


Connells

Manor Close Templecombe

# Manor Close Templecombe BA8 0LA







# **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 Porch / Utility Room**

Wooden front door, double glazed window to the side, wall and base units, work surfaces, plumbing for a washing machine and a door leading into the kitchen.

#### Kitchen

17' 8" x 8' 7" (5.38m x 2.62m)

Two double glazed windows to the front, fitted kitchen with wall and base units, stainless steel sink and drainer, space for a fridge/freezer, integrated dishwasher, wine cooler, electric oven and hob, cooker hood and USB points.

# Lounge

17' 8" max x 14' (5.38m max x 4.27m)

Patio doors leading to the garden room, open to the kitchen, two radiators and USB point.

#### **Garden Room**

12' 1" x 9' 5" ( 3.68m x 2.87m )

Recently added garden room with a pitched roof, double glazed french doors leading to the garden, power and lighting.

## **Inner Hall**

Access to the loft, cupboard housing the electric boiler and access to the loft.

#### **Bedroom One**

14' x 9' 7" ( 4.27m x 2.92m )

Double glazed french doors to the garden, fitted wardrobes, upright radiator and USB points.

#### **Bedroom Two**

9' 3" plus door recess x 8' 8" ( 2.82m plus door recess x 2.64m )

Double glazed window to the front, television aerial socket and an upright radiator.

#### **Bedroom Three**

8' 5" x 7' 9" ( 2.57m x 2.36m )

Double glazed window to the rear and a radiator.

#### **Bathroom**

8' 6" x 7' 11" max ( 2.59m x 2.41m max )

Double glazed window to the front, double shower cubicle with drench shower and shower attachment, WC, wash hand basin with vanity unit and a shaver point.

## **Front Garden**

To the front there is an area laid to lawn with the majority laid gravel for parking, car charging point and an outside tap.

# **Parking**

There is ample parking to the front of the property for up to 6 cars.

## Garage

Single garage with an up and over door, power and lighting.

## Rear Garden

The rear garden is laid to paving, gravel and decking for ease of maintenance with access to the front on both sides and outside power.

















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