



Connells

Manor Close
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 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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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