



**Connells**

1 Bowden Road  
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

Double glazed window the side and double glazed windows to the front and side.

#### Entrance Hall

Double glazed door to the porch, airing cupboard housing the hot water tank, access to the loft which has a ladder and light, telephone point and two radiators.

#### Kitchen

9' 10" x 9' 9" ( 3.00m x 2.97m )

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, ceramic sink and drainer, electric oven and oven and hob, electric cooker point, plumbing for a dishwasher and a radiator.

#### Cloakroom

Double glazed window to the side and a WC.

#### Lounge

14' 11" x 13' 5" max ( 4.55m x 4.09m max )  
Patio doors to the conservatory and a radiator.

#### Conservatory

11' 5" x 8' 11" ( 3.48m x 2.72m )  
Built on a brick base with double glazed windows to the side and rear, french doors into the garden, television point and two radiators.



### Utility Room

8' 3" x 6' 11" ( 2.51m x 2.11m )

Shower cubicle, wall and base units, plumbing for a washing machine, stainless steel sink and drainer and the electric meter.

### Porch

8' 3" x 4' 10" ( 2.51m x 1.47m )

Double glazed door to the front, velux skylight and space for a fridge/freezer.

### Boiler Room

11' x 8' 6" ( 3.35m x 2.59m )

UPVC door to the garden, base units, electric consumer unit and the oil fired central heating boiler.

### Bedroom One

13' 11" max x 10' 4" ( 4.24m max x 3.15m )

Double glazed window to the rear, fitted wardrobes, television aerial socket and a radiator.

### Bedroom Two

9' 11" x 9' 10" ( 3.02m x 3.00m )

Double glazed window to the front and a radiator.

### Bedroom Three

9' 10" x 8' ( 3.00m x 2.44m )

Double glazed window to the front, built in wardrobe and a radiator.

### Bathroom

8' 8" plus door recess x 5' 3" ( 2.64m plus door recess x 1.60m )

Double glazed window to the rear, bath with mixer taps and shower attachment, WC, wash hand basin and a radiator.

### Front Garden

To the front of the property there are mature shrubs and bushes, an outside tap with the remainder laid to hard standing for parking.

### Rear Garden

Enclosed garden to the rear with areas laid to lawn, raised beds, paved seating area, timber shed, greenhouse and an outside tap.

### Summer House

10' 7" x 10' 7" ( 3.23m x 3.23m )

Glazed to the side with a door to the front, electric power, heating and bathroom.

### Summer House Bathroom

10' 7" x 3' 10" ( 3.23m x 1.17m )

Glazed to the front with shower cubicle, WC and a wash hand basin.

### Aluminium Shed

9' 6" x 7' 7" ( 2.90m x 2.31m )

Power, lighting and two windows to the front.





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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