





# Sundown High Street Henstridge Templecombe BA8 0RA

for sale offers in excess of  
**£200,000**



## Property Description

Henstridge is a village and civil parish in Somerset, England, situated 5 miles east of Sherborne in the South Somerset district, near the border with Dorset. The village is situated at the junction of the A30 and A357 roads. Henstridge has the pretty church of St Nicholas together with a good range of facilities including two public houses, a range of other clubs and services including a Post Office, a thriving Pre-School and a First School.

### Lounge

16' into recess x 14' 2" ( 4.88m into recess x 4.32m )

Two double glazed windows to the front, exposed beams, woodburner, oak floor, electric radiator and stairs to the first floor.

### Kitchen / Diner

16' 5" max x 7' 5" ( 5.00m max x 2.26m )

Skylight window, kitchen with wall and base units, oak worktops, range master oven, space for a fridge/freezer, plumbing for a washing machine, sink and drainer, radiator, airing cupboard and a door to the downstairs bathroom.

### Bathroom

5' 8" x 4' 9" ( 1.73m x 1.45m )

Skylight window, bath with a shower over, WC and a wash hand basin.

### Landing

Stairs to the loft room and a radiator.

### Bedroom One

11' 1" x 9' 2" ( 3.38m x 2.79m )

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



## Bedroom Two / Loft Room

12' 9" x 9' 3" ( 3.89m x 2.82m )  
Double glazed skylight window and built in storage in the eaves.

## Garden

To the rear of the property there is a courtyard garden with access to the rear to Marsh Lane.



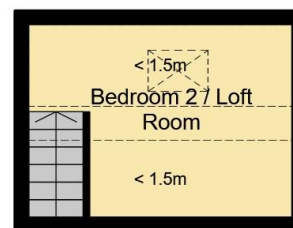




**Ground Floor**



**First Floor**



**Second Floor**

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)

To view this property please contact Connells on

**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

**EPC Rating: F**

**view this property online [connells.co.uk/Property/SHR306055](http://connells.co.uk/Property/SHR306055)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHR306055 - 0007