



Connells

Collingham 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

Double glazed window to the front and a radiator.

Entrance Hall

Door from the entrance hall, under stairs cupboard, door to the cloakroom and a radiator.

Cloakroom

WC and a wash hand basin.

Lounge

16' 4" x 10' 9" (4.98m x 3.28m)

Double glazed bay window to the front, double doors leading to the kitchen, telephone point, television aerial socket and a radiator.

Kitchen/Diner

18' 2" x 9' 3" (5.54m x 2.82m)

Double glazed window and doors to the rear, fitted kitchen with soft close wall and base units, built in fridge/freezer, integrated oven and hob, extractor fan, sink and drainer, plumbing for a dishwasher, washing machine and two radiators.

Landing

Radiator and access to the loft via a ladder which has a light and is fully boarded.

Bedroom One

11' 3" max x 10' 7" (3.43m max x 3.23m)

Double glazed window to the rear, built in wardrobe, television aerial socket, radiator and door to the ensuite.

Ensuite

7' 1" x 3' 8" (2.16m x 1.12m)

Double glazed window to the rear, Shower, WC, wash hand basin, heated towel rail and a shaver point.

Bedroom Two

9' 6" x 7' 11" plus door recess (2.90m x 2.41m plus door recess)

Double glazed window to the front, built in wardrobes, cupboard housing the hot water tank, television aerial socket and a radiator.

Bedroom Three

6' 4" x 6' 3" (1.93m x 1.91m)

Double glazed window to the front, built in over stairs cupboard, television aerials socket and a radiator.

Bathroom

7' 2" x 4' 9" (2.18m x 1.45m)

Double glazed window to the rear, bath with a shower over, WC, wash hand basin and a heated towel rail.

Front Garden

Driveway, path leading to the house, with shrubs and a small lawn.

Garage Plus Driveway Parking

19' 9" x 9' 9" (6.02m x 2.97m)

Oil fired central heating boiler.

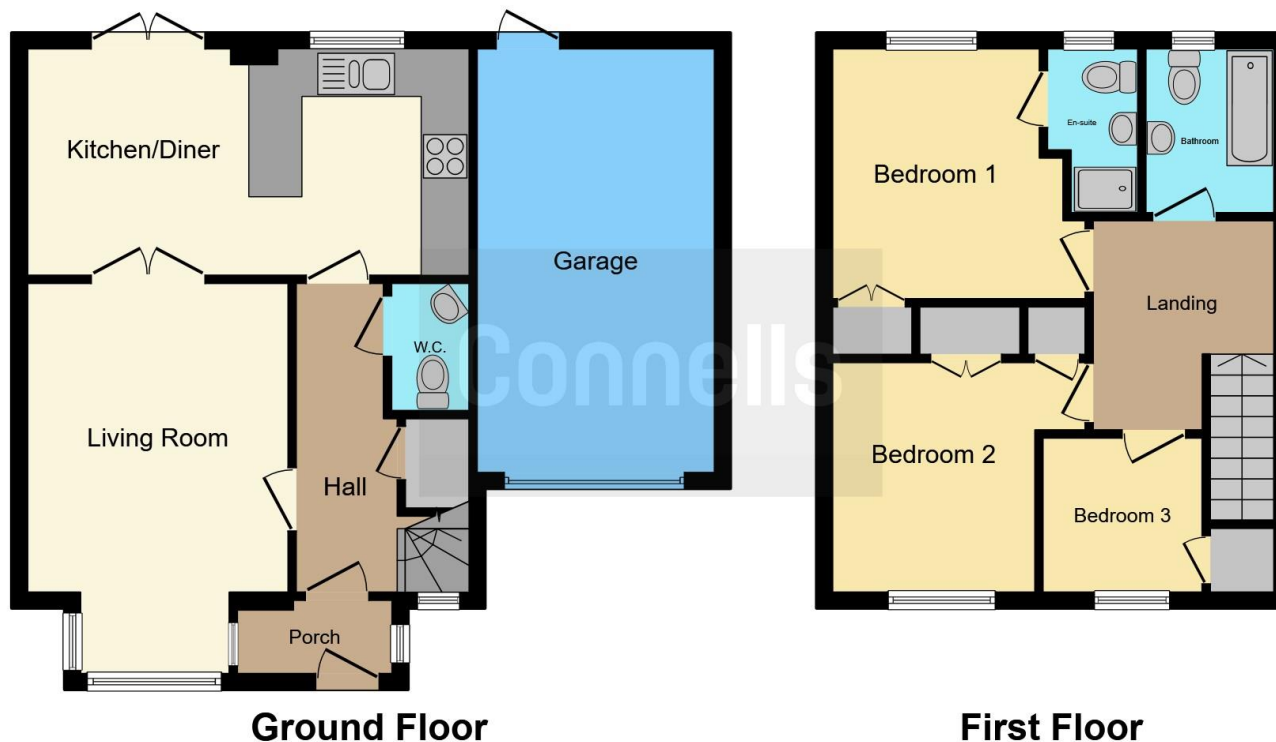
Rear Garden

To the rear there is a patio area with the remainder laid to lawn, side access, access to the garage, oil tank, power socket and an outside tap.









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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T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

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Tenure: Freehold

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