



Connells

Brines Orchard
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 Hall

UPVC double glazed door to the front, stairs to the first floor, under stairs cupboard, cupboard housing the oil fired central heating boiler, radiator and the consumer unit.

Lounge

19' 2" x 12' 10" (5.84m x 3.91m)
Double glazed window to the rear and a radiator.

Kitchen

11' 9" x 9' (3.58m x 2.74m)
Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, ceramic sink and drainer, space for a fridge/freezer and plumbing for a washing machine and dishwasher.

Landing

Double glazed window to the front, airing cupboard housing the hot water tank and access to the loft which has a ladder and light.

Bedroom One

12' 10" x 9' 8" (3.91m x 2.95m)
Double glazed window to the rear and a radiator.

Bedroom Two

12' 11" x 9' 1" (3.94m x 2.77m)
Double glazed window to the rear and a radiator.

Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)

Double glazed window to the front, bath with mixer taps and a shower over, WC, wash hand basin with vanity unit and a heated towel rail.

Front Garden

Path leading to the front door with lawn to the side, oil tank and gravelled area.

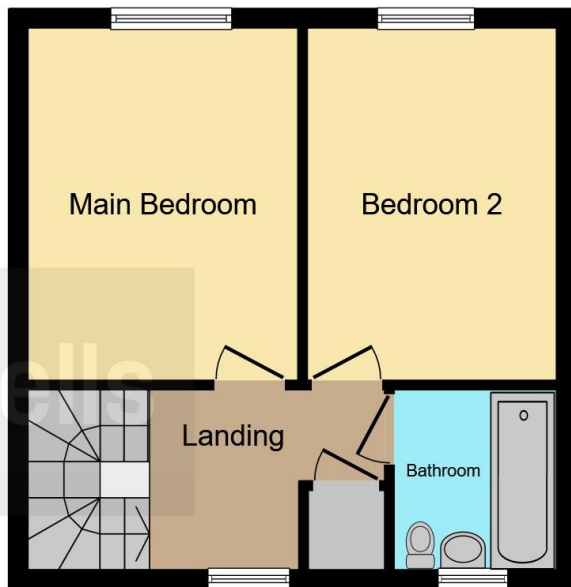
Rear Garden

Large garden to the rear of approximately 28ft x 20ft, a raised seating area, paved patio, flower bed borders and a shared access.





Ground Floor



First 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

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Tenure: Freehold



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