



Connells

Yarn Barton  
Templecombe



# Yarn Barton Templecombe BA8 0JH

for sale offers in excess of  
**£210,000**



## Property Description

Connells are pleased to offer to the market this 2/3 bedroom terraced house in the village location of Templecombe. With lounge/diner, and kitchen on the ground floor, two bedrooms and bathroom on the first floor and loft room on the second floor. A perfect first time buy this is a property not to be missed with low maintenance garden to the rear, garage and parking in a block.

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, cupboard housing the electric consumer unit and a water softener, telephone point and a radiator.

## Lounge

20' 8" x 11' 8" max ( 6.30m x 3.56m max )  
Double glazed french doors and window to the rear and a radiator.

## Kitchen

10' 7" x 8' 7" ( 3.23m x 2.62m )  
Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, space for a fridge/freezer and tumble dryer, plumbing for a washing machine, integrated electric oven and hob and a ceramic hob.

## Landing

Stairs to the loft room and airing cupboard housing the hot water tank.

## Bedroom One

11' 9" x 11' 2" max ( 3.58m x 3.40m max )  
Two double glazed windows to the front and a radiator.

## Bedroom Two

11' 9" x 9' 10" ( 3.58m x 3.00m )  
Two double glazed windows to the rear and a radiator.

## Bathroom

6' 11" x 5' 10" ( 2.11m x 1.78m )  
Bath with a shower over, WC, wash hand basin, heated towel rail and an extractor fan.

## Second Floor Landing

Velux window to the rear and eaves storage.

## Loft Room

17' x 8' 6" max ( 5.18m x 2.59m max )  
Velux windows to the front and rear, cupboard over the stairs, gas central heating boiler, eaves storage and a radiator.

## Garage

Single garage with an up and over door and roof storage.

## Rear Garden

The rear garden laid for ease of maintenance with a paved seating area and gravel section, an access path and gate to the rear and flower beds.







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: E**

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Tenure: Freehold



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