



Yarn Barton Templecombe

# Yarn Barton Templecombe BA8 0JH



#### **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

 $20^{\circ}$  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" (  $3.58m \times 3.00m$  ) 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.

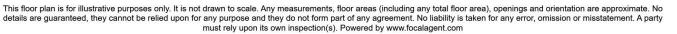
# **Rear Garden**

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.









To view this property please contact Connells on

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EPC Rating: E

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Tenure: Freehold



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