



Connells

Woodhayes
Henstridge Templecombe



Property Description

Connells are pleased to offer to the market this two bedroom upper floor apartment. With the added bonus of a separate study and garden area this is a property not to be missed.

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.

Entrance Hall

Double glazed UPVC door to the front, stairs from the ground floor, electric consumer unit, access to the loft, airing cupboard housing the hot water tank and a night storage heater.

Study

7' 8" max x 5' 8" max (2.34m max x 1.73m max)
Double glazed window to the front.

Lounge

14' 7" x 12' 2" (4.45m x 3.71m)
Double glazed window to the rear and a television aerial socket.

Kitchen

8' 11" x 8' 11" (2.72m x 2.72m)
Double glazed window to the front, fitted kitchen with wall and base units, stainless steel sink and drainer, space for an under counter fridge, integrated electric oven and hob, electric cooker point and plumbing for a dishwasher.

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m)
Double glazed window to the rear, television aerial socket and a night storage heater.

Bedroom Two

11' 8" plus door recess x 6' 3" (3.56m plus door recess x 1.91m)
Double glazed window to the rear, television aerial socket and a night storage.

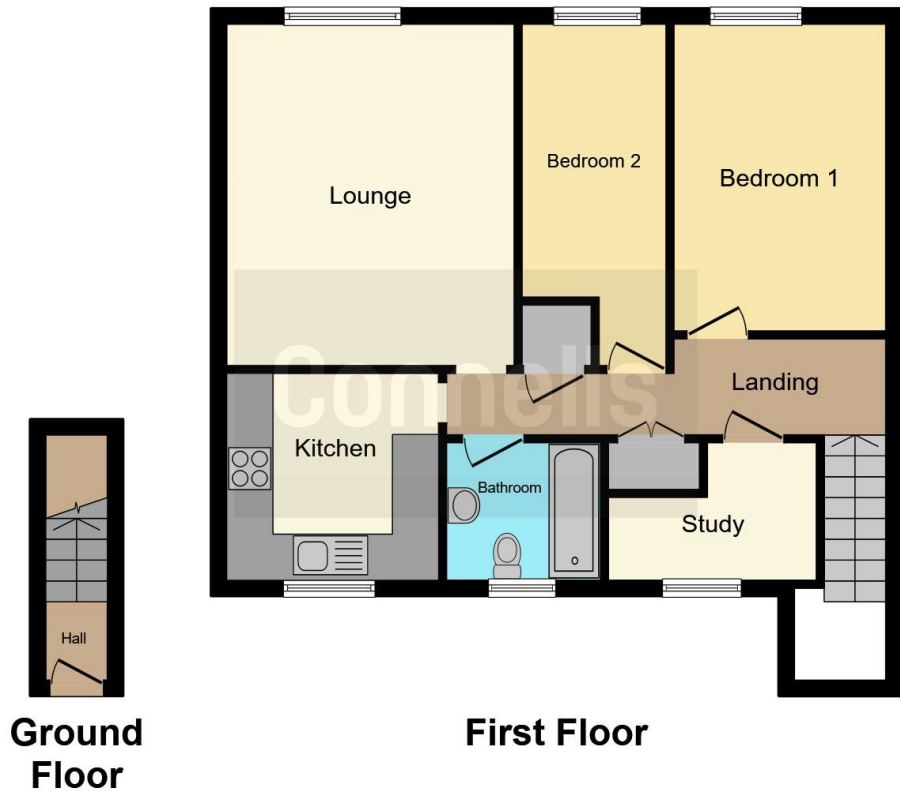
Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)
Double glazed frosted window to the front, bath with drench head shower and a shower attachment,
WC, wash hand basin with vanity unit and a Dimplex wall heater.

Rear Garden

Laid to gravel with a paved seating area.





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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SHR306149

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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