



Connells

Manor Close
Templecombe

Manor Close Templecombe BA8 0LA

for sale
£425,000



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 door to the front and stable door to the side.

Entrance Hall

Door from the porch, stairs to the first floor, under stairs cupboard and a radiator.

Cloakroom

Double glazed window to the front, WC, wash hand basin, tiling to splash back and a cupboard.

Lounge

19' 5" x 14' 6" (5.92m x 4.42m)

Double glazed french doors and window to the rear, gas fire and a radiator.

Dining Room

11' 8" x 10' 3" (3.56m x 3.12m)

Double glazed window to the front, arch into the lounge and a telephone point.

Kitchen

20' 6" x 9' 10" max (6.25m x 3.00m max)

Double glazed window to the rear, fitted kitchen with wall and base units, stainless steel sink and drainer, integrated electric oven and hob, plumbing for a dishwasher and USB sockets.

Utility Room

8' 6" x 7' 4" (2.59m x 2.24m)

Double glazed door and window to the rear, stainless steel sink and drainer, plumbing for a washing machine and space for a fridge/freezer.

Storage Room

9' 5" x 8' 5" (2.87m x 2.57m)

The rear of the garage has been converted into a storage area with the controls for the solar panels.

Landing

Double glazed window to the front, airing cupboard housing the hot water tank, radiator and access to the loft.

Bedroom One

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed door to the rear, upright radiator and a built in wardrobe.

Ensuite

9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed window to the rear, corner bath with mixer taps and a shower attachment, shower cubicle, WC, wash hand basin with vanity unit, heated towel rail and a shaver point.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to the front and a radiator.

Bedroom Three

9' 9" plus door recess x 9' 8" (2.97m plus door recess x 2.95m)

Double glazed window to the side, single wardrobe and a radiator.

Bedroom Four

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to the side and a radiator.

Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

Double glazed window to the front, bath with mixer taps and shower attachment and shower over, WC, wash hand basin, shaver point, extractor fan and a heated towel rail.

Parking

Driveway parking for 3/4 cars.

Front Of Garage

8' 7" x 6' 10" (2.62m x 2.08m)

Double electric doors, power, lighting and the oil fired central heating boiler.

Rear Garden

To the rear the garden is mainly laid to lawn with green house, timber workshop, pergola with gravel seating, paved seating area, access to the front and side, various fruit trees 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

EPC Rating: Awaited

Tenure: Freehold

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