



**Connells**

Valley Road  
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 and a radiator.

### Cloakroom

Double glazed window to the side, WC, wash hand basin, extractor fan and a radiator.

### Lounge

14' 9" x 11' 4" ( 4.50m x 3.45m )

Double glazed window to the rear and double glazed french doors, television aerial socket, telephone point and a radiator.

### Kitchen

15' 2" x 7' 9" ( 4.62m x 2.36m )

Double glazed window to the front, fitted kitchen with wall and base units, integrated double oven and hob, cooker hood, integrated washing machine, dishwasher and fridge/freezer, stainless steel sink and drainer, extractor fan and a radiator.

### Landing

Access to the loft, airing cupboard with a heater and a storage cupboard.

## Bedroom One

15' 9" x 10' 4" max ( 4.80m x 3.15m max )

Double glazed windows to the front and rear, television aerial socket and a radiator.

## Ensuite

7' 4" max x 7' max ( 2.24m max x 2.13m max )

Double glazed window to the rear, shower cubicle, WC, wash hand basin, shaver point, extractor fan and a heated towel rail.

## Bedroom Two

14' 8" x 10' 1" max ( 4.47m x 3.07m max )

Two double glazed windows to the front, cupboard over the stairwell, television aerial socket and a radiator.

## Bedroom Three

11' 3" x 9' 5" max ( 3.43m x 2.87m max )

Double glazed window to the rear and a radiator.

## Bathroom

7' 9" max x 6' 9" max ( 2.36m max x 2.06m max )

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

## Garage

20' 1" x 10' ( 6.12m x 3.05m )

Up and over door, gas central heating boiler, cold water tap, door to the garden, lighting and power.

## Parking

Parking in front of the garage.

## Rear Garden

To rear there is an enclosed garden with a large paved seating area with a slate gravel path leading to the vegetable bed, raised flower beds and the remainder laid to lawn.



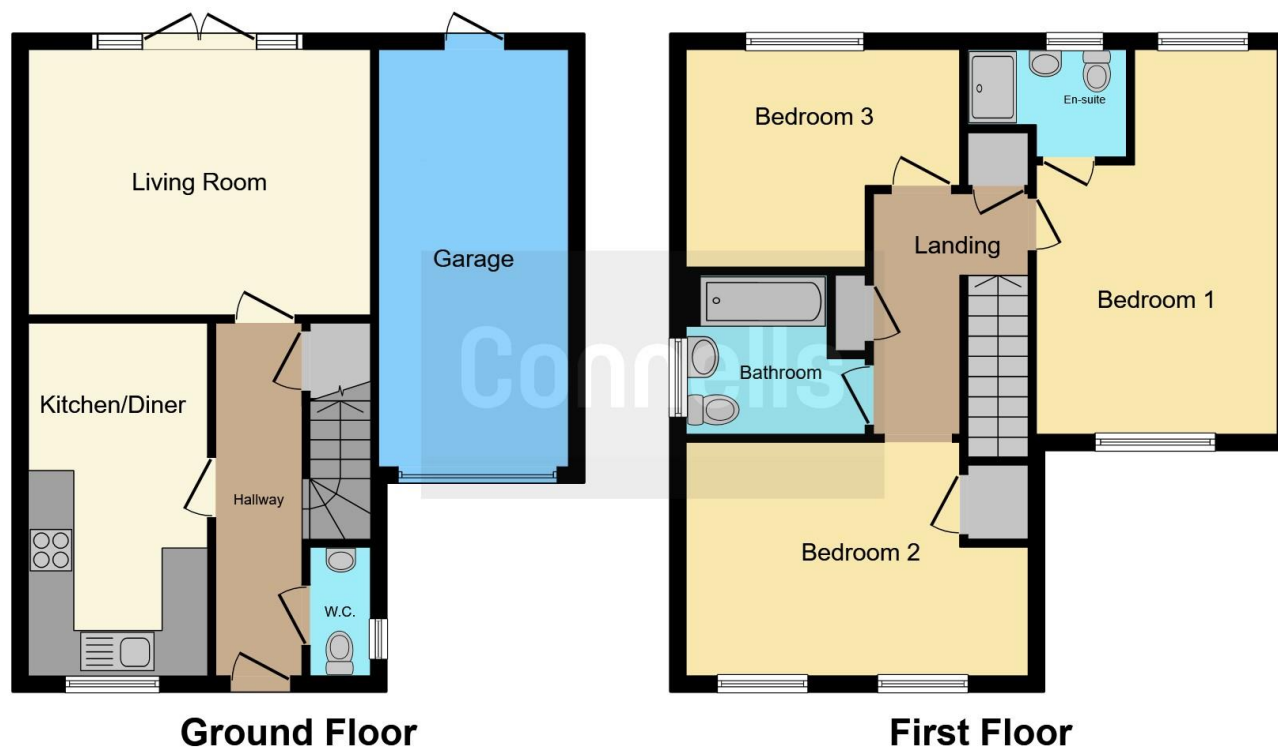












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Freehold

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Property Ref: SHR306324 - 0003