



Templars Barton Templecombe BA8 0AX

for sale offers in excess of
£300,000



Property Description

A link-detached three bedroom house in Templecombe. This is a property not to be missed, finished to a high standard throughout. With lounge/diner, kitchen and cloakroom on the ground floor which has under floor heating throughout, french doors from the lounge/diner lead out to the landscaped garden with views over fields. Upstairs are the three bedrooms, two with fitted wardrobes and a family bathroom. This property also benefits from a driveway to the front for three cars leading to a garage.

Entrance Hall

UPVC double glazed door to the front and stairs to the first floor.

Cloakroom

Double glazed window to the side, WC, wash hand basin with tiling to splash back and the electric consumer unit.

Kitchen

12' 8" x 8' (3.86m x 2.44m)

Double glazed window to the front, fitted kitchen with wall and base units, free standing pantry, integrated fridge/freezer, integrated electric oven and hob, cooker hood, integrated washing machine and dishwasher and a television aerial socket.

Lounge

15' 5" x 12' 11" plus door recess (4.70m x 3.94m plus door recess)

Double glazed french doors to the garden, window to the rear, tiled flooring, television aerial socket, telephone point and an under stairs cupboard housing the hot water tank (air source).

Landing

Double glazed window to the side, radiator and access to the loft which is partially boarded with a ladder.

Bedroom One

13' 6" x 9' 3" (4.11m x 2.82m)

Double glazed window to the front, built in wardrobe, television aerial socket and a radiator.

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)

Double glazed window to the rear, built in wardrobe, television aerial socket, telephone point and a radiator.

Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m)

Double glazed window to the rear, television aerial socket and a telephone point.

Bathroom

6' 2" plus door recess x 5' 11" (1.88m plus door recess x 1.80m)

Bath with mixer taps and a shower over, WC, wash hand basin with vanity unit, linen cupboard and a heated towel rail.

Garage

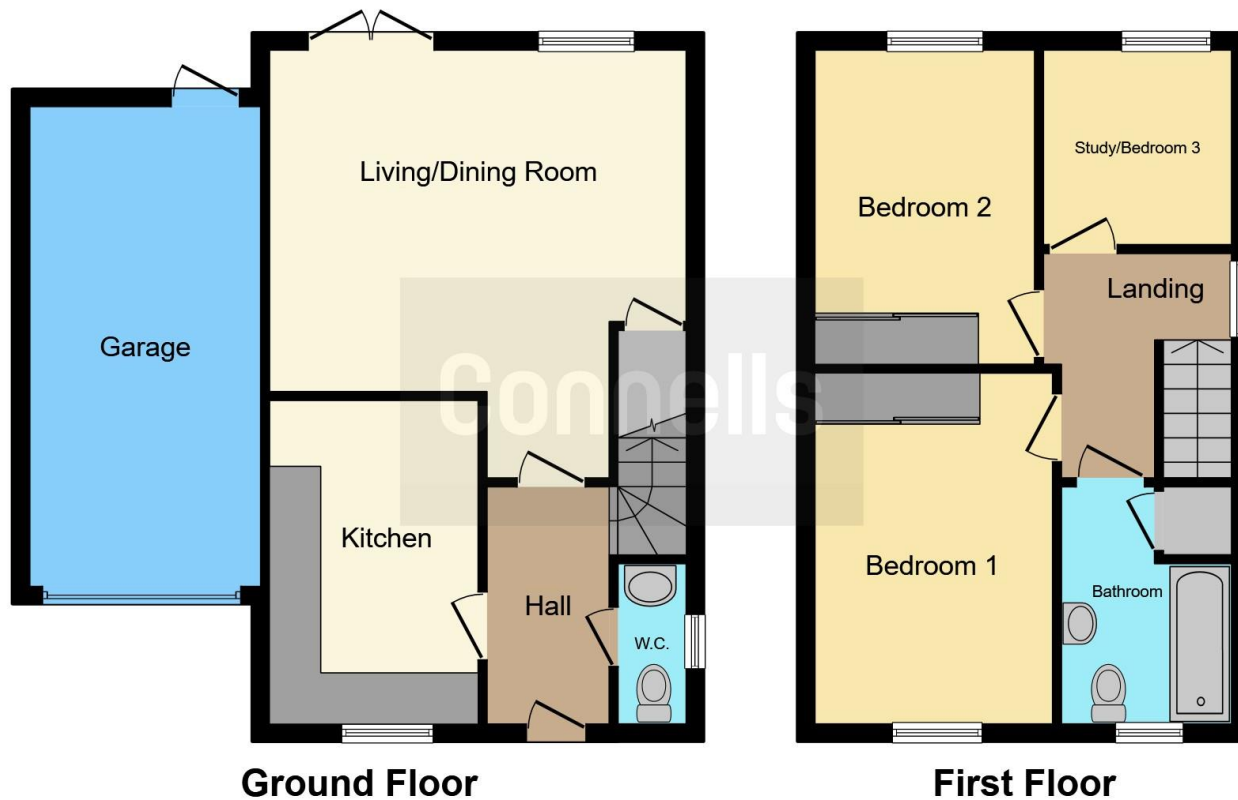
18' 5" x 8' 10" (5.61m x 2.69m)

Up and over door, door to the garden, power, lighting and storage in the roof space.

Rear Garden

To the rear the garden is South facing laid to lawn and patio with raised beds, shed and gate to the side. Garden measures approximately 28'3 x 24'5





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

T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/SHR306462

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHR306462 - 0008