



Connells

Manor Close
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.

Lounge

20' 9" x 13' 4" max (6.32m x 4.06m max)

Double glazed window to the front, door into the entrance porch, patio doors leading in to the conservatory, stairs to the first floor, electric fireplace and a Dimplex Quantum heater.

Dining Room

10' 1" x 9' 1" (3.07m x 2.77m)

Arch leading to the kitchen, night storage heater and a telephone point.

Kitchen

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to the rear, door leading to the conservatory, fitted kitchen with wall and base units, electric cooker point, cooker hood, sink and drainer, space for a fridge/freezer and plumbing for a washing machine and slimline dishwasher.

Landing

Access to the loft and an airing cupboard housing the hot water tank.

Bedroom One

11' 4" plus door recess x 9' 5" (3.45m plus door recess x 2.87m)
Double glazed window to the front and a cupboard over the stairs.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)
Double glazed window to the front.

Bedroom Three

10' 5" x 10' 1" max (3.17m x 3.07m max)
Double glazed window to the rear.

Bathroom

9' 1" max x 7' 6" (2.77m max x 2.29m)
Double glazed window to the rear, bath with centre taps, walk in shower, WC, wash hand basin with vanity unit and under floor heating.

Rear Garden

To the rear the garden is laid to lawn with paved seating area, timber shed, flower bed borders and access to the front of the property via the side.

Driveway Parking

Driveway to the front of the house for 2 cars.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

There is outline planning for the field to the rear of the property: 22/03560/OUT









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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EPC Rating: D

Tenure: Freehold

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