



CHAFFERS
ESTATE AGENTS

TEMPLECOMBE

Asking Price Of
£190,000

Freehold

ROY BARRETT
ESTATE AGENTS

Property

A delightful modern cottage style property situated close to the centre of this popular village and within walking distance of Templecombe Railway Station.

ACCOMMODATION:

GROUND FLOOR: Hallway – WC – Kitchen – Living Room

FIRST FLOOR: Landing – Bedroom One – Bedroom Three – Family Bathroom **SECOND FLOOR:** Landing – Bedroom Two

Night Storage Heaters – Small Front Garden – South Facing Rear Garden – Allocated Parking

Accommodation Floor Plans

Not to scale.

For identification

Purposes only.

Ground Floor
Approx. 29.2 sq. metres (314.2 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.2 sq. feet)



Second Floor
Approx. 22.4 sq. metres (241.2 sq. feet)



Description

The property is entered from the front via a storm porch covered front door leading to the hallway. From here stairs rise to the first floor and there are doors leading to the WC, kitchen and living room. The kitchen has a range of base and wall mounted units with space for an electric cooker with cooker hood. There is a single drainer sink unit and space for the usual appliances with a window facing to the front. The spacious living room has a southerly aspect with a door and window leading to the rear garden and wood laminate flooring.

On the first floor there is a landing with a further staircase leading up to the second floor, an airing cupboard and doors leading to bedrooms 1 and 3, and also the family bathroom. Bedroom one is a double bedroom with a rear aspect, whilst bedroom 3 is a single bedroom facing the front. The bathroom consist of a modern white suite with a shower over the bath. Completing the internal accommodation is a spacious double bedroom on the second floor with built in eaves storage and a "Velux' style window to the rear.

Outside there is a small walled front garden. The rear garden is south facing and on two levels. The higher level is decked whilst the lower level is gravelled. There is a gateway leading to the rear and the allocated parking space.

Situation

Templecombe is a village located south of the market town of Wincanton. The village centre has a Co-Op, post office stores, café, primary school, doctor's surgery, bus services and main line railway station (Exeter-Waterloo). Templecombe is found on the A357 linking to Wincanton and Henstridge, which crosses on the A30 to Yeovil and Shaftesbury.

The country town of Wincanton is approximately 5 miles distant and offers a good range of everyday facilities, including a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as well as the popular Holbrook House Hotel and Spa on the outskirts. Sherborne is only 8 miles distant with a wide variety of schools and shopping facilities.

Other larger towns within commuting distance from the property include the regional centre of Yeovil as well as the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and Castles. There are excellent Schools in the area with a primary school in Wincanton and the local state secondary school King Arthur's. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne. Templecombe is well linked with a main line railway station (Exeter - Waterloo), as well as the A303 which is approximately 5 miles distant, and the A30 which is approximately 2 miles distant.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Somerset County Council ~ Council Tax Band: C
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order
Energy Performance Certificate: Rated: D

Property Ref: S4274

Date: 04/11/2023

Directions

Proceed out of Shaftesbury on the A30 towards Sherborne. Continue on this road until reaching the traffic at the Virginia Ash in Henstridge, turn right onto A357 towards Templecombe. On entering the village proceed down through the High Street passing under the railway bridge. After the railway bridge turn right, then immediately right again into Throop Road where the property can be found on the right hand side.

Viewing

Only by appointment with the **SOLE AGENTS, Chaffers Estate Agents**,
48 High Street, Shaftesbury, Dorset, SP7 8AA
Tel. 01747 852301 ~ **Email:** shaftesbury@chaffersestateagents.co.uk

www.chaffersestateagents.co.uk

CALL NOW to arrange your viewing on 01747 852301
Any day and confirm a time, Thank you!

SURVEYS: Chaffers Estate Agents offer a full survey service including Homebuyers Reports and Building Surveys. **Email.** surveys@chaffersestateagents.co.uk

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

GILLINGHAM 01747 822233 **SHAFTESBURY** 01747 852301 **STURMINSTER NEWTON** 01258 473900

