



**CHAFFERS**  
ESTATE AGENTS



## 15 Westcombe

, Templecombe, BA8 0LH

A spacious middle of terrace three bedroom cottage situated within the popular village of Templecombe. Viewing is advised. EPC Rating D

**Offers In Excess Of £200,000 Freehold**

Council Tax Band: B

# 15 Westcombe

, Templecombe, BA8 0LH



## DESCRIPTION

A mid terraced brick built house conveniently located close to the local village shop. The property has oil fired central heating and double glazed windows.

The accommodation comprises: entrance lobby with stairs to first floor and door to the sitting room. The sitting room overlooks the front aspect. The kitchen/diner is a good sized room with a range of units. There is a door to the rear garden, door to separate WC and a useful under stairs cupboard.

On the first floor there is the master bedroom which has window overlooking the front aspect and two double fitted wardrobes. The second bedroom overlooks the rear aspect and enjoys some far distant views, a feature fireplace and a double wardrobe. The third bedroom overlooks the front aspect. The bathroom is fitted with a white suite and has a shower over the bath.

Outside there is a small garden to the front mainly laid to shingle. The rear garden is mainly laid to lawn.

## SITUATION

Templecombe is a village located south of

the market town of Wincanton. The village centre has a Co-op, 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, Electricity & Drainage. Oil Central Heating.

Council Tax Band: B

Council Authority: South Somerset Council

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.

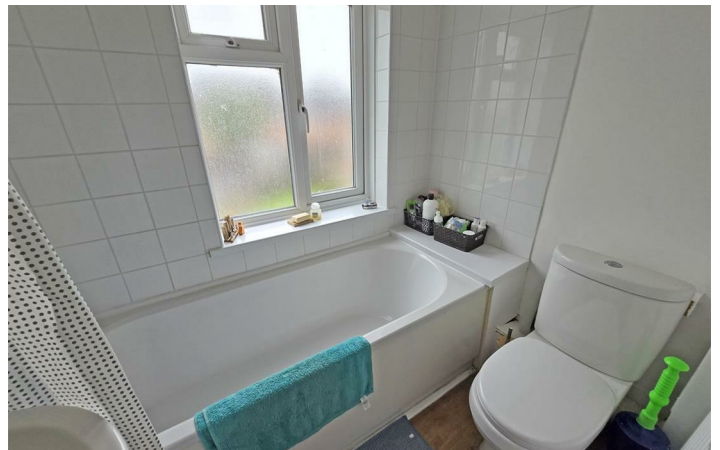
EPC Rated D



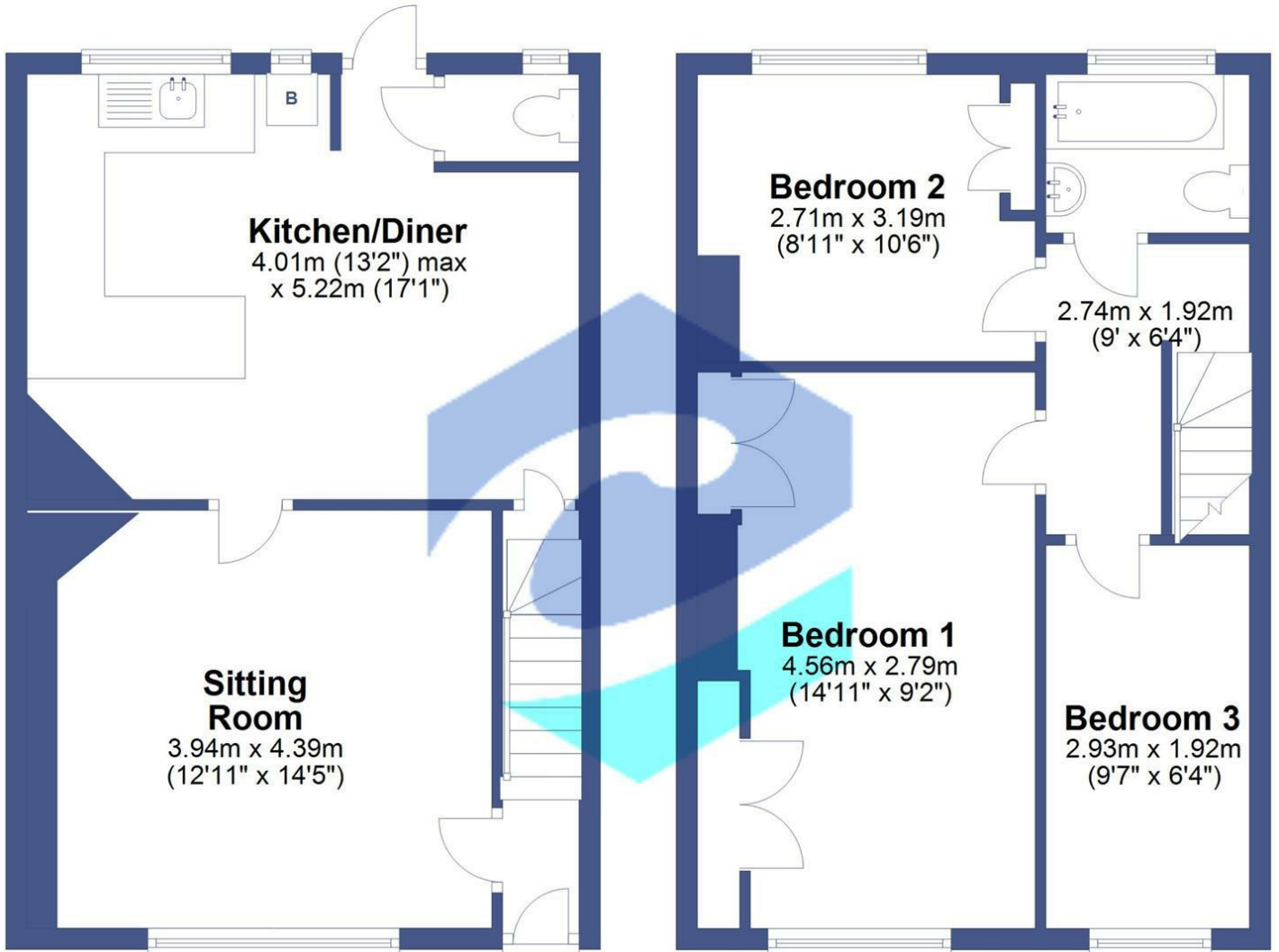
## Directions

Upon entering Templecombe from the north on the (A357), proceed along the High Street until the road bends sharply to the right. As the road bends again to the left take the 2nd right into Vine Street and continue up the hill, then turn left into Westcombe where the property can be found on the left hand side.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	