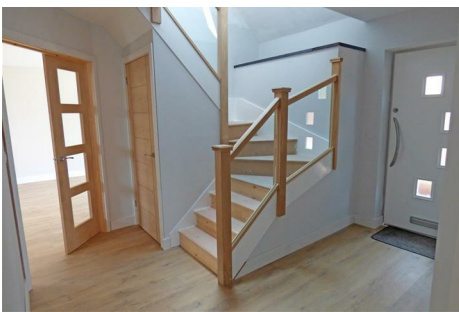




**CHAFFERS**  
ESTATE AGENTS



## Palmacer Overcombe , Templecombe, BA8 0LD

A Recently Built Detached Chalet Style Home in a Tucked Away Position with Well Planned & Well Proportioned Accommodation, Three DOUBLE Bedrooms, SHOWER ROOM \*\* BATHROOM \*\*. & Driveway Parking for Two Vehicles. EPC Rating C

**£335,000 Freehold**

Council Tax Band: D

# Palmacer Overcombe

, Templecombe, BA8 0LD



## THE PROPERTY

A Recently Built Detached Chalet Style Three Bedroom Home in a Tucked Away Position with Well Planned & Well Proportioned Accommodation.

**\*\* VIEWING HIGHLY RECOMMENDED \*\*** This bespoke nearly new property represents an exceptional opportunity to acquire a detached chalet style home in a tucked away position. The well planned and well proportioned accommodation includes a spacious entrance hall with an Oak staircase leading to the first floor. There is an open plan atmospheric living room with a stylish contemporary fitted kitchen. From this room you can enjoy French doors opening on to the garden. There is also a double bedroom enjoying dual aspect and also there is a spacious fully tiled shower room. On the first floor there two double bedrooms and a bathroom.

Further benefits include double glazing, ABC + Warranty which expires 17/08/2028, plumbed underfloor heating with an electric boiler and delightful enclosed rear garden. There is a super

paved driveway for two vehicles. The garden has a super paved sun terrace, laid to lawn and a paved pedestrian pathway all of the way around the property.

## SITUATION

Templecombe is a village located south of the market town of Wincanton. The village centre has a post office stores, inn, 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.

Council Tax Band: D

Council Authority: South Somerset District Council - 01935 462462

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 C



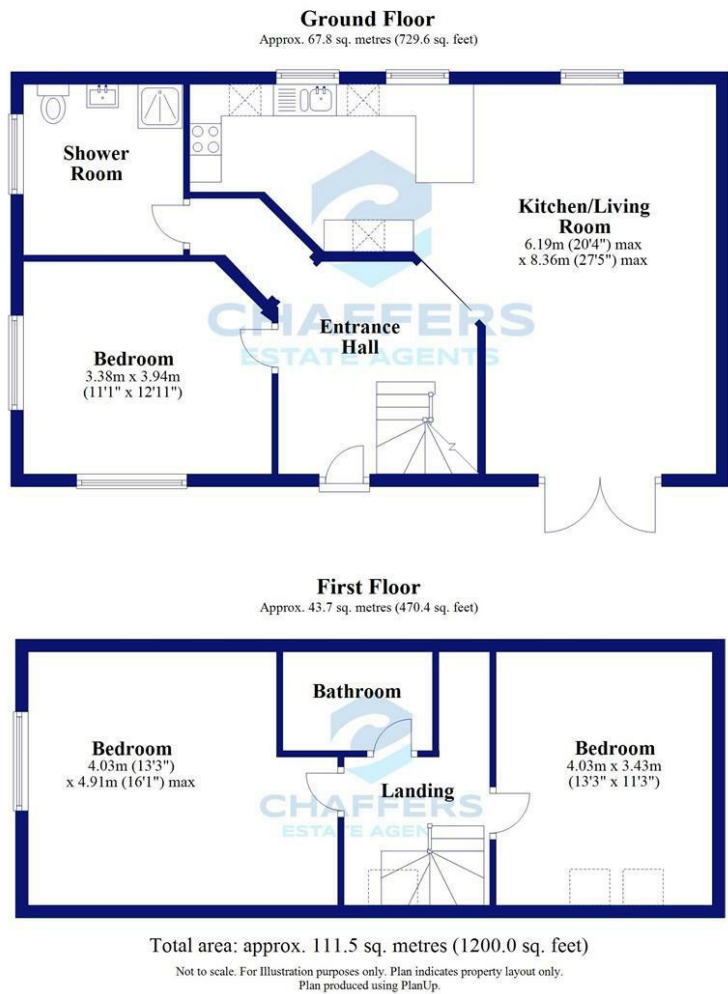
## Directions

From Wincanton proceed out on the A357 in a Southerly direction passing through the villages of Lattiford, North and South Cheriton and Horsington until you reach Templecombe. In the village go under the railway bridge and take the fourth turning right in to Bowden Road and take the second turning left into Overcombe where the property can be located on the right 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC