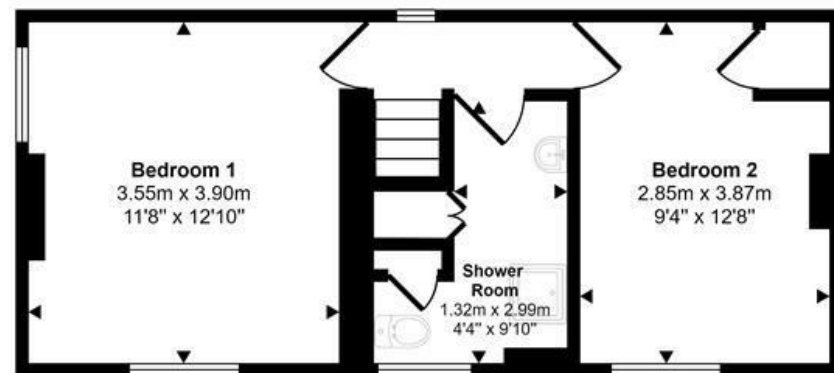


Approx Gross Internal Area
100 sq m / 1075 sq ft



Ground Floor
Approx 64 sq m / 693 sq ft



First Floor
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Yenston
Templecombe

Guide Price
£375,000

A charming detached stone cottage offering around 1075 sq. ft (100 sq. m) of living space with two double bedrooms, presented to the market with the bonus of no onward chain and benefitting from off road parking and pretty cottage style garden. The property is situated in the small village of Yenston, which is just under a mile from Templecombe where there is a mainline train station, primary school and Co-op shop as well as a village shop with post office. Just over a mile in the opposite direction is Henstridge, which also offers a range of facilities and lies close to the main A30 link road. We believe that the cottage dates to the 1800s and has been sympathetically extended in modern times to provide a wonderful open plan combined kitchen and dining room as well as a utility and cloakroom. The property benefits from uPVC double glazing with sash windows to the front, oil fired central heating via radiators and retains many character features including two fireplaces in the ground floor reception rooms and a Victorian style fireplace in the principal bedroom. This lovely home offers well proportioned bright and comfortable accommodation and is in need of some general maintenance. A viewing is absolutely necessary to really appreciate what it has to offer - not just for the inside but also for the outdoor space.

In brief, the ground floor accommodation consists of entrance, study/living room with feature fireplace, sitting room with fireplace and wood burner and bright and roomy combined kitchen and dining room fitted with plenty of kitchen units and some built in appliances and double doors leading out to the garden. In addition, there is a utility room and cloakroom. On the first floor there is the shower room and two double bedrooms. Outside, there is off road parking for two cars and a pretty cottage style garden with sheds.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ACCOMMODATION

Ground Floor

Entrance

Part glazed front door opens into the entrance with recessed ceiling light, tiled floor and opening to the sitting room and latch door to the:-

Study/Living Room

Sash window overlooking the drive to the front. Ceiling light with decorative rose. Coved. Radiator. Power points. Feature fireplace with electric wood effect fire and shelves to either side of the chimney breast. Wood effect flooring.

Sitting Room

Enjoying a double outlook with window to the rear and sash window overlooking the garden to the front. Ceiling light with decorative rose. Smoke detector. Coved. Central heating thermostat. Radiator. Power, telephone and television points. Fireplace with wood burner and tiled hearth. Door to the understairs cupboard. Latch door to the:-

Kitchen/Dining Room

Kitchen Area:- Window with deep tiled sill to the rear aspect. Recessed ceiling lights. Skylight. Good amount of power points. Fitted with a range of country style, soft closing kitchen units in duck egg blue consisting of floor cupboards, some with drawers and pull out racks, separate drawer units, open floor shelves with pull out wicker baskets plus eye level cupboards and cabinets with counter lighting under. There is also a plate rack. Generous amount of solid wood and wood effect work surfaces with tiled splash backs and Butler style sink with mixer tap and cupboard under. Ceramic hob with extractor hood above. Integrated dishwasher and fridge/freezer. Built in eye level double electric oven with drawer under and storage cupboard above. Slate effect tiled floor. Opens to the:-

Dining Area:- Sash window overlooking the garden to the front and double doors to the side opening to the paved seating area to the front of the cottage. Part lantern style opening roof. Recessed ceiling lights. Display shelves. Power and television points. Slate effect tiled floor. Natural wood panelled door to the:-

Utility Room

Part glazed uPVC door opening to the front garden. Recessed ceiling lights. Smoke detector. Extractor fan. Coat hooks. Power points. Fitted with floor and eye level cupboards with counter lighting under, work surface with tiled splash back and stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and tumble dryer. Shoe cabinet. Slate effect tiled floor. Natural wood panelled door to the:-

Cloakroom

Recessed ceiling lights. Extractor fan. Oil fired central heating boiler and programmer. Fitted with a pedestal wash hand basin and tiled splash back plus low level WC. Slate effect tiled floor.

First Floor

Landing

Stairs rise to the landing with window to the rear elevation. Recessed ceiling lights. Smoke detector. Radiator. Latch doors to all rooms.

Bedroom One

Boasting a double aspect with window to the side and sash window overlooking the garden to the front. Ceiling and bedside lights. Coved. Radiator. Power, telephone and television points. Victorian style fireplace.

Bedroom Two

Sash window to the front aspect. Ceiling light. Access to the boarded loft space with pull down ladder and light. Radiator. Power and television points. Airing cupboard housing the hot water cylinder.

Shower Room

Sash window to the front elevation. Recessed ceiling lights. Chrome heated towel rail. Fitted with a stylish modern suite consisting of vanity wash hand basin with mono tap, mirror, shaver light and point above, large shower cubicle with mains shower and sliding door plus a low level WC. Built in storage cupboard with shelves and over stairs storage cupboard. Tiled floor with under floor heating.

Outside

Parking and Gardens

The property is approached from the lane onto a gravelled drive with space to park two to three cars and is partially enclosed by hedgerow. A picket gate opens to a paved seating area, where there is the front door and double doors to the kitchen/dining room. The rest of the garden has been attractively designed with raised beds planted with a variety of flowers and shrubs, gravelled paths plus lawn. There are two timber storage sheds and the oil tank plus a water tap. A gate opens to the front path. The garden is enclosed in part by stone walling and hedgerow.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From Templecombe

Leave Templecombe on the A357 heading towards the A30 and Henstridge. Proceed through the first set traffic lights at Yenton and bear to the left onto Whitechurch Lane. The drive to the cottage is the first one on the right hand side - almost straight ahead off from the main road. Postcode BA8 0NG

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.