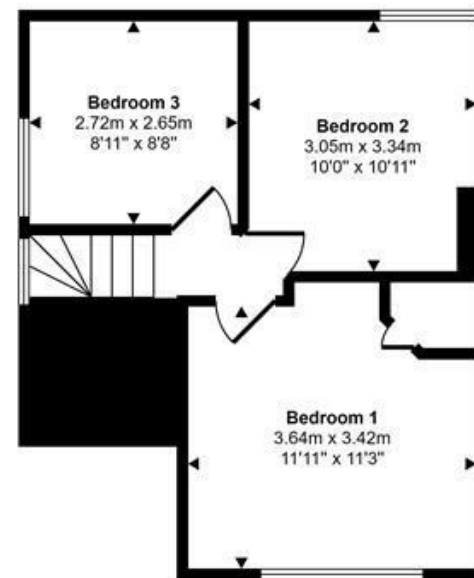


Ground Floor  
Approx 47 sq m / 506 sq ft

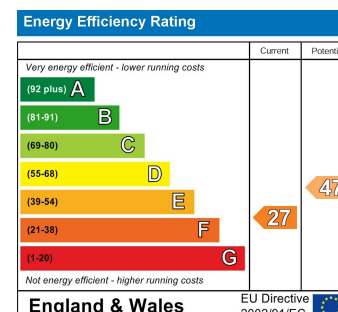


First Floor  
Approx 38 sq m / 411 sq ft

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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk



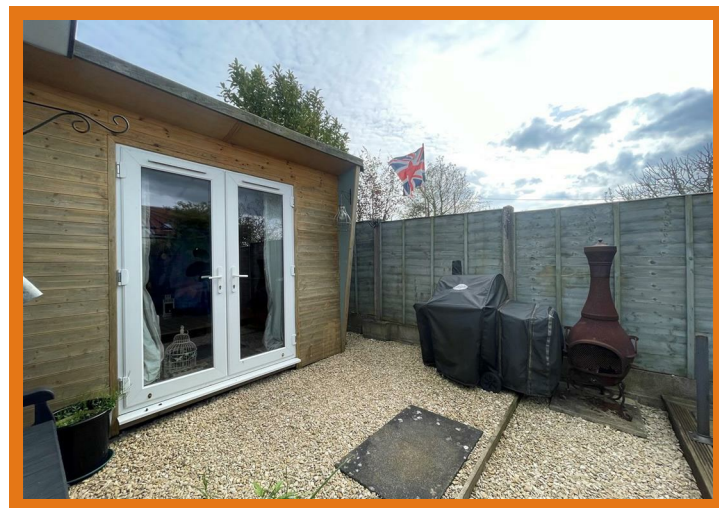
West Street  
Templecombe

Guide Price  
£265,000

A great opportunity to purchase a well proportioned semi detached family home with three good sized bedrooms and a large rear garden, garden room and workshop. The property is ideally situated within walking distance of the village's facilities, which include a post office, primary school, Co-op store, church and importantly a main line railway station with direct links to London Waterloo. Further facilities will be found at Sherborne, which is within eight miles and Wincanton about five miles away. We believe that the property dates to the 1920s and has only ever had two owners. It has been a greatly loved and enjoyed home to our sellers for over thirty one years. During their time of ownership the property has been well maintained and improved throughout with the creation of a utility room, redecoration and a new bathroom fitted. The property also benefits from a brand new front door put in (February 2024), new uPVC double glazing throughout (completed October 2022) and electric central heating. Outside, the property has also benefitted from a makeover with a driveway created provide generous parking and in the garden a new seating area and garden room provides additional outside entertaining space. A viewing is absolutely essential to really appreciate the size of both, the inside and outside of this great home.

In brief, the ground floor accommodation consists of entrance hall, sitting room, a good sized combined kitchen and dining room, newly refurbished bathroom and utility room. On the first floor there are three well proportioned bedrooms. Outside there is parking on the tarmac drive for two to three cars plus a large rear garden with workshop and garden room.

Energy Efficiency Rating F - Council Tax Band B - Freehold - DRAFT DETAILS



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

New Front Door fitted in February 2024. Understairs cupboard with hanging rail. Stairs rising to first floor with window to side aspect. Original wood panelled door to sitting room, white panelled door to bathroom, doorway to kitchen / dining room. Glazed door to utility room.

#### Sitting Room

Ceiling rose with trio of lights. Windows to front aspect. Wooden mantelpiece and surround. Tiled hearth. Radiator. Power points. TV point.

#### Kitchen / Dining Room

Spotlights. Windows to garden. A range of wall and floor mounted cupboards. Laminate worksurfaces. One and a half bowl dark grey composite sink with mixer tap. Built-in larder cupboards. AEG 4 ring electric hob and Beko oven. Red glass splashback. Extractor hood and light. Integrated undercounter refrigerator. Integral dishwasher. Fitted shelves. Phone point. Power points. Radiator. Laminate floor.

#### Bathroom

Ceiling light. Obscured glass windows to side aspect. Panelled bath with Mira electric shower. Tiled splashbacks. Extractor fan. Heater fan. Low level WC with dual flush with concealed cistern. Wash basin with mixer tap on vanity unit with drawers. Tall double storage cabinet. Mirrored medicine cabinet. Ceramic tiled floor.

### Utility Room

Double doors to garden. Space and plumbing for washing machine and dryer. Wooden counter top. Fitted shelves. Storage cupboard. Radiator. Cat flap.

### First Floor

#### Landing

Ceiling light. Original panelled doors to bedrooms.

#### Bedroom One

Ceiling light. Windows to front. Cupboard housing Potterton Gold Electric Boiler (fitted 2020) and immersion tank. Cupboard above. Radiator.

#### Bedroom Two

Ceiling light. Windows to garden. Access to loft. Flat panel radiator. Power points. TV point.

#### Bedroom Three

Ceiling light. Window to side aspect. Radiator.

### Outside

#### Parking and Garden

There is parking available for two cars on the driveway and there are a couple of steps leading up to the front porch with wrought iron railings. The well presented rear garden can be accessed via the side gate onto a paved terrace, ideal for outside dining and entertaining. A path leads up between mature vegetable beds, past the greenhouse, to the workshop, decked seating area and garden room.

### Useful Information

Energy Efficiency Rating F  
Council Tax Rating B  
Electric Central Heating - Potterton Gold Boiler Installed 2021  
Double Glazed Windows - Installed 2021  
Mains Drainage  
Freehold

### Directions

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Continue through the village to the A30 crossroads and proceed straight over heading towards Wincanton. At Templecombe turn left just after the bus stop into Vine Street which leads into Westcombe and West Street. Continue forward where the property will be found on the left hand side. Postcode BA8 0LG

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.