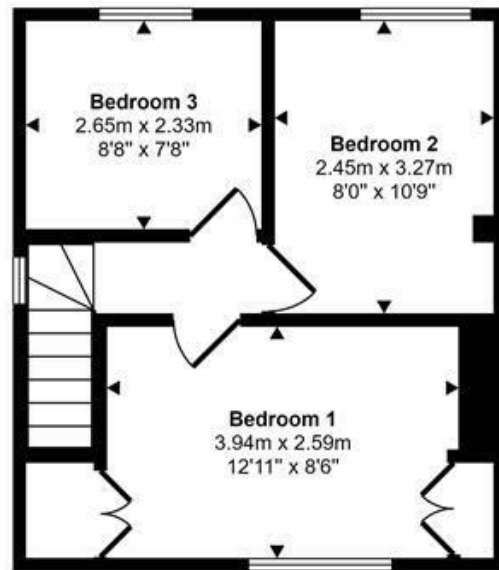




Ground Floor  
Approx 38 sq m / 409 sq ft



First Floor  
Approx 32 sq m / 339 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

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



## Furge Grove Templecombe

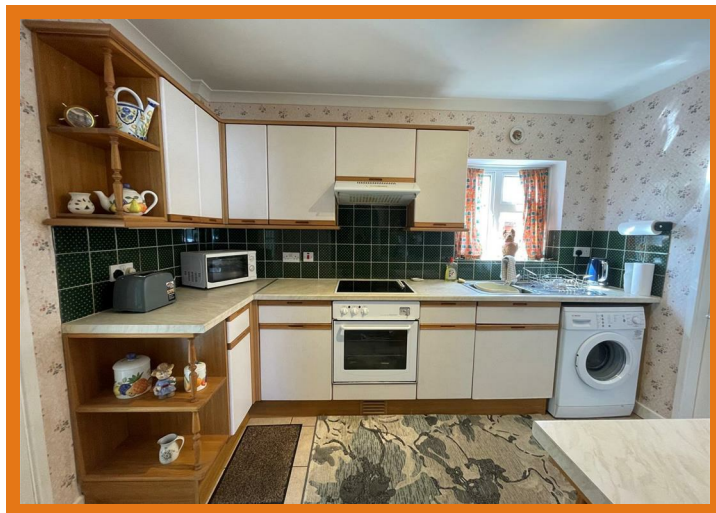
Offers In Excess Of  
£250,000

A delightful semi detached family home situated in a quiet road and within walking distance of the village centre, where there is a shop with post office and two public houses. The village primary school is a little further on as is the village hall and recreation ground. A mainline train station is about two miles away at Templecombe. This is the first time that the property has been brought to the open market having been a very much loved and enjoyed family home to our sellers. During this time it has been well maintained but does offer the potential to update to one's own taste and design. The property enjoys an easy to use layout with large uPVC double glazed windows that allow plenty of natural light into the well proportioned rooms and will go a long way to satisfy the needs of many potential buyers. A viewing is essential to truly appreciate both the inside and outside space that the property offers, as well as the location. An early viewing is also urged to avoid missing out on being the next owner.

In brief, the ground floor accommodation consists of good sized sitting room, kitchen and bathroom. There is also a downstairs WC with adjacent larder. On the first floor there are three generously sized bedrooms. Outside there is a gravelled front garden and tarmac driveway leading to the side of the house. Large rear garden with paved seating area.

Energy Efficiency Rating TBC - Council Tax Band B





**Porch**

Windows overlooking the front garden and door leading to the inner hallway. Consumer unit and door leading into the:-

**Sitting Room**

4.21 x 3.39 (13'9" x 11'1")  
Double glazed window overlooking the front garden. Open fire with back boiler behind. Electric night storage heater. Arch leading to the:-

**Kitchen**

3.39 x 2.38 (11'1" x 7'9")  
Double glazed window overlooking the rear garden. Fitted with a range of wood kitchen units consisting of floor cupboards - some with drawers - eye level cupboards, exposed shelving and breakfast bar. Good amount of work surfaces. Stainless steel sink and drainer. Built in electric oven and ceramic hob with tiled splash back and extractor fan above. Space for fridge/freezer and washing machine- both can be included in a purchase., Tiled floor. Door leading to the:-

**Bathroom**

1.68 x 2.42 (5'6" x 7'11")  
Obscured glazed window to the rear. Peach suite consisting of hand basin and bath with electric overhead shower. Tiling around the bath. Radiator. Small electric fan.

**Hallway and Downstairs WC**

Access from the side driveway. Glazed door. Tiled floor. Larder cupboard with shelving and space for a chest freezer. Downstairs WC with glazed window facing the side. Low level WC and hand basin. Small electric fan heater.

**First Floor**

**Landing**

Carpeted throughout and leading to the three bedrooms.

**Bedroom One**

3.94 x 2.59 (12'11" x 8'5")  
Double glazed window overlooking the front. Double bedrooms. Two built in wardrobes. Radiator. Power points.

**Bedroom Two**

2.45 x 3.27 (8'0" x 10'8")  
Double glazed window overlooking the rear garden. Double bedroom. Radiator. Power points

**Bedroom Three**

2.65 x 2.33 (8'8" x 7'7")  
Double glazed window overlooking the rear garden. Radiator. Power points.

**Outside**

**Garden and Parking**

The property is approached from the lane leading to a generous drive and a gravelled front garden. Tarmac drive leading to the side door and rear garden. Great size rear garden overlooking the adjoining allotments. Patio area. Greenhouse.

**Important Information**

EPC- TBC  
Council Tax- B  
No onward chain-probate awaited  
Heating- Some electric heaters. Some radiators fired from the back boiler.  
Mains Drainage  
Freehold

**Directions**

From the Sturminster Newton Office- 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. Go through two calming systems and take a left turn into Furge Lane. Take the second turning right into Furge Grove. The property will be found shortly up on the left hand side. Postcode BA8 0QF.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.