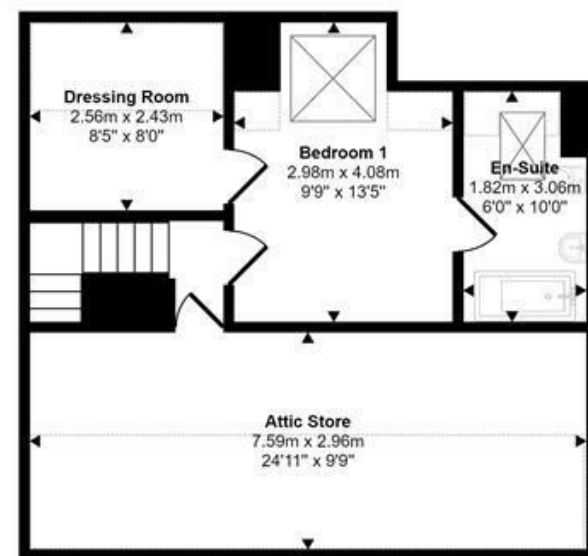


Ground Floor
Approx 76 sq m / 818 sq ft



First Floor
Approx 51 sq m / 552 sq ft

Denotes head height below 1.5m

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.

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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 2002/91/EC	



Yarn Barton
Templecombe

Guide Price
£310,000

Enjoying a quiet position towards the end of a small cul de sac is this delightful semi detached chalet style home, which provides more accommodation than initially meets the eye. The property boasts three generously sized bedrooms, two flexible usage reception rooms and choice of wet room or bathroom. Conveniently located close to village amenities and the mainline train station, this home offers the perfect blend of tranquillity and accessibility. Whether you're commuting to work or simply running errands, everything you need is within easy reach. There is a Co-Op store, primary school, church, doctor's surgery plus a further convenience store with post office and also a village hall and many clubs available to join.

The property has recently been completely re-furbished and extended to provide a spacious interior with a contemporary feel while retaining its cosy charm. This lovely home offers versatile living space with room for all the family to spread out or for a couple to have their own space. There is the option for sleeping upstairs or down with a wet room downstairs and en-suite bathroom on the first floor plus scope to create a dressing room or study. Outside, the garden has been attractively landscaped with steps leading down to the lower level and parking created to the front for two cars, ensuring you never have to worry about finding a spot after a long day.

Don't miss the opportunity to make this charming chalet bungalow your own. Book a viewing today and step into the lifestyle you've been dreaming of - a perfect home for families, retirees as well as couples or even for one with ample space to work from home or run a business.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a bright and versatile reception room with stairs leading to the first floor and paned glass door that opens into the inner hall, from which all ground floor rooms may be accessed. The combined sitting and dining room enjoys an outlook over the frontage from bow window. The kitchen looks out to the rear garden and is fitted with a range of modern soft closing kitchen units consisting of floor and eye level cupboards, separate drawer unit, work surfaces with tiled splash back and sink with swan neck mixer tap. In addition, there are built in appliances including a dishwasher, electric oven and microwave plus a ceramic hob. Also on the ground floor there is a wet room and two double bedrooms

- both enjoying a view over the rear garden.

First Floor

There is access to a large attic store with boarding and light. There is a double bedroom with dressing room, which could also be a study, and door to the en-suite bathroom.

Outside

There is parking for two cars in front of the property plus plenty of on road parking close by. The rear garden has been terraced. The first part is laid to lawn with shrub and flower beds with steps leading down to the lower part of the garden, which has been planted with a variety of trees, including cherries, apples, pears plus raspberries and is laid to lawn.

Useful Information

Energy Efficiency Rating E
Council Tax Band C

uPVC Double Glazing
Individually Controlled Electric Heaters
Mains Drainage
Freehold

Directions

From Sturminster Newton
Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left to Stalbridge. Continue through Stalbridge and Henstridge and over the A30 heading towards Wincanton. At Templecombe turn left just after the bus stop into Yarn Barton. Just before the station turn left, where the property will be found on the right hand side. Postcode BA8 0JJ

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.