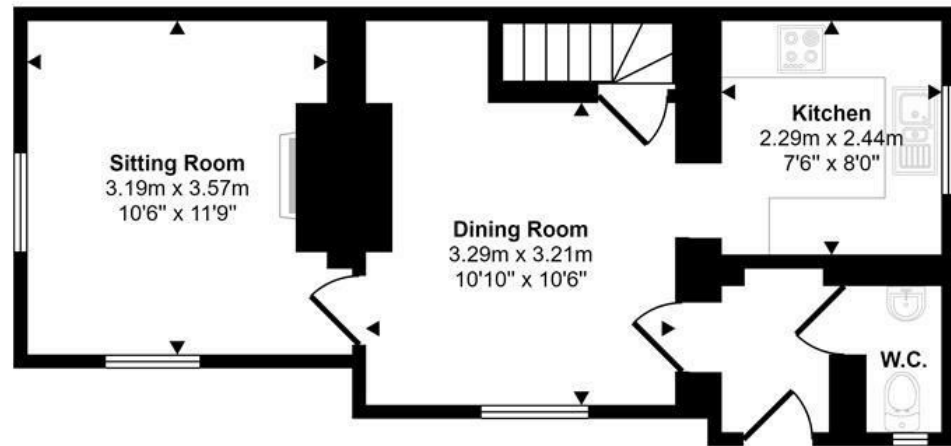
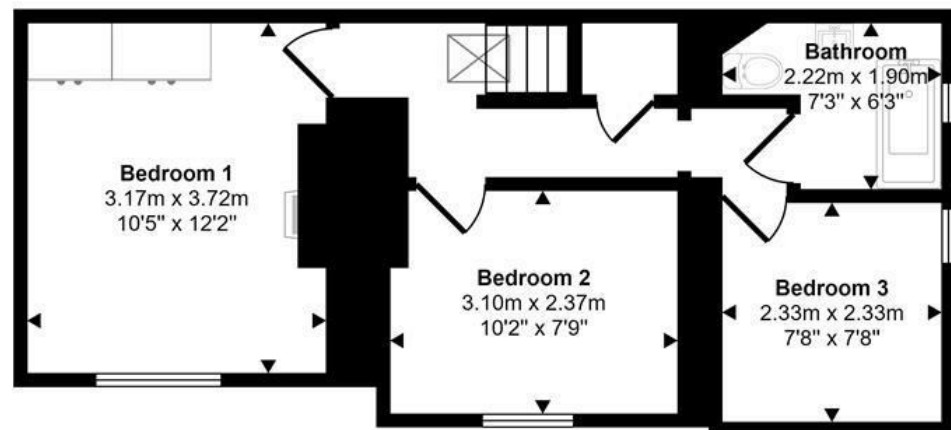


Approx Gross Internal Area
77 sq m / 830 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 39 sq m / 421 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.

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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	21	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	86



Station Road
Templecombe

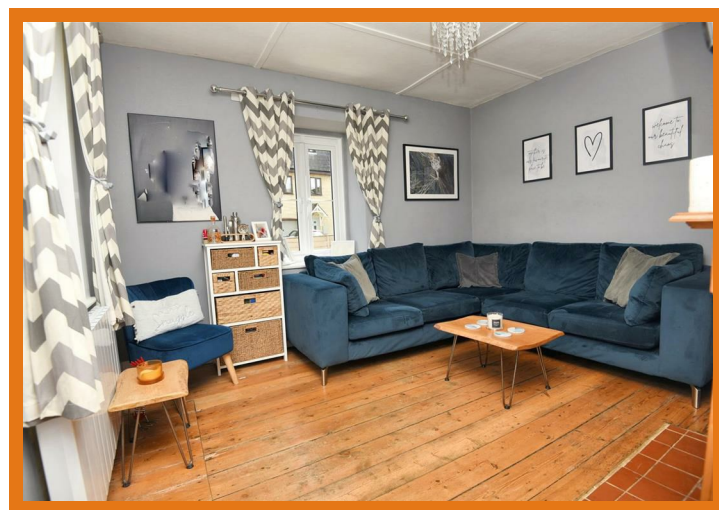
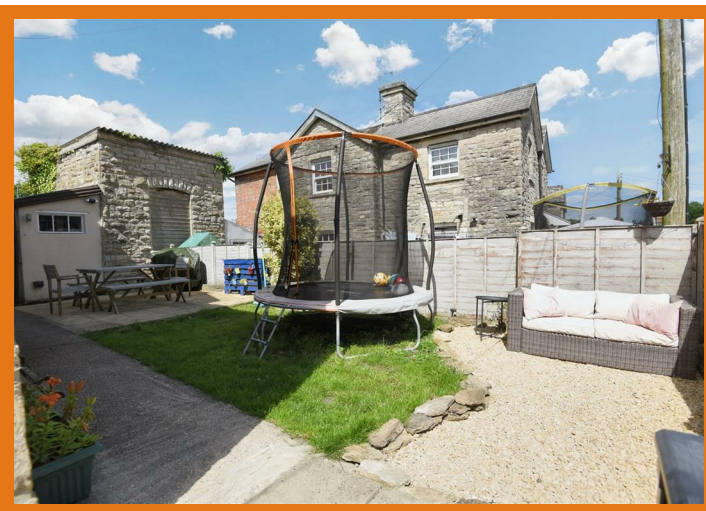
Asking Price
£250,000

A delightful Victorian semi-detached stone cottage with three good sized bedrooms, two reception rooms and enjoying an ideal location within easy access to all of the village's amenities. Templecombe is a popular Somerset village with a thriving community spirit and provides a range of amenities including a Co-op store, post office, café and primary school. There is also a recreation ground with good play area, a church and importantly a mainline train station serving London Waterloo and the Exeter St. David's in the West Country.

The cottage dates back to the 1860s, formerly a railway worker's cottage and has been a much loved and enjoyed home of our sellers for the last few years. The property exudes character and warmth with original features such as exposed floorboards and original fireplaces that add a touch of nostalgia to the ambience to the home as well as sash windows, which are now uPVC to satisfy modern day needs. The two reception rooms offer versatile spaces for entertaining or relaxing, while the three good-sized bedrooms provide comfortable retreats for the whole family. The property's well-maintained interior is complemented by the practicality of a useful downstairs WC, ensuring convenience for daily living. Outside, the enclosed sunny space is perfect for enjoying a morning coffee or hosting al fresco gatherings. Additionally, the outside shed provides additional storage.

This stone cottage presents a rare opportunity to own a piece of history while enjoying modern comforts. Whether you are drawn to its Victorian charm or the convenient location, this property is sure to captivate your heart. A fantastic opportunity to get a foot on the housing ladder as well as a great weekend retreat from a hectic city life with the railway at your doorstep and equally a wonderful addition to a rental portfolio.

Viewing is a must to really appreciate all this home has to offer.



The Property

Accommodation

Inside

Ground Floor

The entrance lies to the side of the property where there is a modern composite door with inset glass panes that opens into a useful porch. This has plenty of space for boots, shoes and coats and has a tiled floor. From here there is access to the cloakroom and into the dining room. The dining room has a sash window overlooking the garden to the side, built in storage to one side of the chimney breast and exposed floorboards. There is an opening to the kitchen and doors to the staircase and sitting room. The sitting room boasts a double aspect with window to the front and sash window with view over the garden to the side. There is a fireplace with timber surround and wood burner plus exposed floorboards. The kitchen enjoys an outlook over the well kept railway platform and is fitted with a range of units consisting of floor and eye level cupboards with an integrated fridge, built in electric oven and hob with extractor hood above plus space and plumbing for a washing machine and slimline dishwasher. There is a good amount of

work surfaces with tiled splash back and sink and drainer with swan neck aerator mixer tap and the floor is laid to laminate tiles.

First Floor

Stairs rise to the galleried landing with large overstairs cupboard housing the hot water cylinder and doors to all rooms. There is the bathroom, which is fitted with a bath with electric shower above and part tiled and laminate panelled walls, vanity wash hand basin and low level WC. There are three good sized bedrooms, two with the original fireplaces.

Outside

The property is approached from the pavement via a few steps rising to a timber gate that opens to the front of the cottage. There is paved area to the front as well as a gravelled space and a path leads along the side of the property to the front door. The main garden lies to the side of the cottage and is partly laid to paved patio and lawn. There are outside power points and a purpose built store that is fitted with light, power points and shelves. To the rear of the cottage there is storage space, log store and water tap. There is parking on the road nearby.

Useful Information

Energy Efficiency Rating F
Council Tax Band B
uPVC Double Glazing Throughout
Individually Controlled Electric Radiators
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 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 Vine Street into Yarnbarton. Continue into Station Road where the property will be found on the left hand side. Postcode BA8 0JR

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.