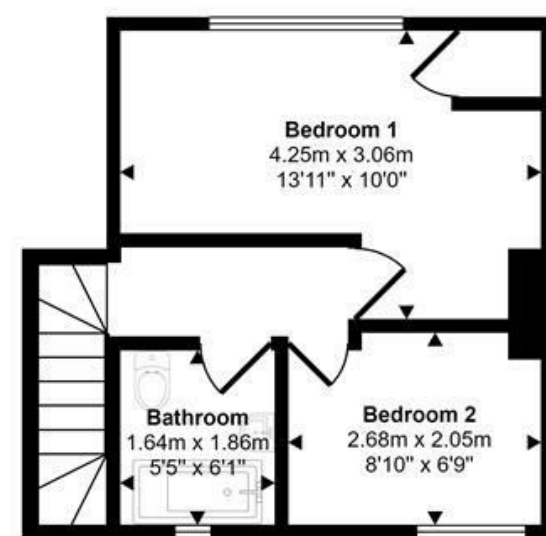


Ground Floor
Approx 30 sq m / 319 sq ft



First Floor
Approx 26 sq m / 275 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	



Bowden Road Templecombe

Guide Price
£190,000

A wonderful chance to get a start on the housing ladder with this well maintained property that offers stylish and contemporary living with two bedrooms, off road parking and situated close to countryside and within reach 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.

Over the last few years, the property has benefitted from some general maintenance and updating, which has included new flooring to the entrance hall, kitchen area and bathroom and the kitchen has been fitted with modern soft closing units. The garden has also had some landscaping carried out to provide a delightful retreat with productive fruit bushes and is ideal for enjoying the outdoors whilst relaxing with a coffee. The contemporary open-plan living space also offers a sociable space that is perfect for hosting gatherings with friends and family. The second bedroom offers versatility for use as a home office or a nursery, catering to evolving needs.

Of particular note, is the sustainable heating provided by the log burner, ensuring warmth and comfort during the colder months and with the potential to reconnect panels for hot water, this house offers both economic and eco-friendliness.

This really is a great opportunity for home ownership, whether you are a first time buyer, first time mover or investor this home will satisfy on many levels. An early viewing is urged so as not to miss out on the opportunity to make this house yours.



The Property

Accommodation

Inside

Ground Floor

A uPVC front door with inset pane and peephole opens into a nicely sized entrance hall with space for boots, shoes and coats and wood effect laminate flooring. Stairs rise to the first floor and doors lead off to the cloakroom and the contemporary open plan living space. The kitchen area enjoys an outlook to the front and is fitted with a range of modern soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with mixer tap. There is space for a fridge/freezer, slot in electric cooker with extractor hood above as well as plumbing for a washing machine. There is plenty of space for a dining table and chairs. The flooring is laid to wood effect laminate. The sitting area has double doors opening to the rear garden and fireplace with log burner plus shelves to

one side of the chimney breast. There is also mood lighting behind the television space.

First Floor

Stairs rise and curve up to the landing, which provides access to all rooms. There is the bathroom, which is fitted with a pedestal wash hand basin, bath with mixer tap and shower attachment plus a low level WC with dual flush facility. Bedroom one overlooks the rear garden and has the airing cupboard that houses to the hot water cylinder. Bedroom two has an outlook to the front aspect and provides a great work from home space or nursery.

Outside

The property is approached from the road onto a drive where there is gravelled parking, in front of the house, for two cars. The rear garden has a paved seating area to the back with the rest of the garden being laid to lawn with beds planted with a variety of flowers and shrubs as well as raspberry bushes. There are beds for vegetable growing and a timber garden shed. The garden is

well proportioned, in line with the house and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
uPVC Double Glazing
Radiators/hot water Heated from the Wood Burner - Immersion Heater for hot water during the summer months
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 into Bowden Road. The property will be found on the left hand side just after the turning for Overcombe. Postcode BA8 0LF

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.