

Floorplan

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		



The Hamlet  
Templecombe

Guide Price  
£285,000

Tucked away in a convenient yet peaceful location, this well-loved three-bedroom detached bungalow offers a wonderful opportunity to create a truly special home. Owned by the same family since new, the property has been carefully maintained and is now ready for its next chapter.

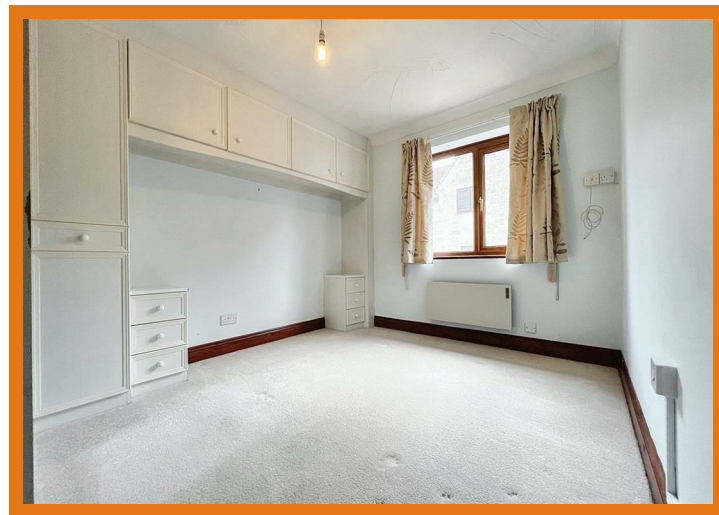
Stepping inside, you'll find a spacious and bright kitchen/dining room, thoughtfully designed with plenty of storage, fitted appliances, and ample room for a dining table—perfect for family meals or entertaining guests. The generously sized sitting room is a welcoming space and features a charming open fireplace, adding warmth and character.

Each of the three well-proportioned bedrooms provides comfortable accommodation, offering flexibility for families, guests, or even a dedicated home office. The bungalow's layout ensures a practical and flowing living space, while still providing scope for personalisation and modernisation to suit your style.

Outside, the enclosed private garden is a delightful haven, designed for easy maintenance, with a mix of greenery and patio areas ideal for relaxing or enjoying outdoor dining. The property also benefits from a garage with a remote-controlled door and driveway parking for one vehicle, ensuring security and convenience.

Positioned within easy reach of Templecombe's mainline train station and all local facilities, this home offers the perfect blend of village charm and commuter convenience. With no onward chain, this is an exciting opportunity to put your own stamp on a home in a desirable location.





## The Property

### Accommodation

#### Inside

The property is located at the end of the cul de sac and approached via a couple of gentle steps to the front door. This opens into a useful porch with ample room for coats, boots and shoes and has a practical wood effect laminate flooring. A door opens into the good sized sitting room that enjoys a double aspect and has plenty of room for sofas and armchairs. There is also the option of an open fireplace. Again, for practicality and appearance the floor is laid to a wood effect laminate. A door leads off to the inner hall and double doors open into the dining area.

At the rear of the bungalow there is a fabulous combined kitchen and dining room, that would surely be the hub of this household. The dining area overlooks the garden and has a door out to the garden. The kitchen is fitted with a range of flat panelled units - great for easy cleaning - and consists of larder style cupboards with pull out shelves, broom cupboard, floor cupboards and drawer units. There is a generous amount of work surfaces with a

tilled splash back and a stainless steel one and a half bowl sink with a swan neck mixer tap. The appliances consist of an integrated fridge/freezer, dishwasher and built in eye level electric oven. There is also a ceramic hob with extractor hood and the washing machine and tumble dryer are included. The floor is laid to tiles.

From the inner hall there is access to the bathroom and three double bedrooms, one with fitted wardrobes. There is also the airing cupboard housing the hot water cylinder and access to the loft space.

#### Outside

4.93m" x 2.79m" (16'2" x 9'2")

#### Garage and Parking

To the side of the property there is a drive with space to park one car in front of the garage. The garage has a remote controlled door and is fitted with light and power plus a personal door to the side opening to the rear garden.

#### Garden

In between the garage and the bungalow there is a metal gate that opens into the rear garden. This has been designed for easy maintenance and has been terraced into different areas of interest. There is an ornamental pond and water feature, paved

areas for seating and beds planted with a variety of shrubs and flowers. It is of a good size, fully enclosed and has a sunny and private aspect.

#### Useful Information

Energy Efficiency Rating D

Council Tax Band D

uPVC Double Glazing

Electric Heating

Mains Drainage

Freehold

No Onward Chain

#### Directions

##### From Sturminster Newton

At the Virginia Ash, Henstridge head towards Wincanton. At Templecombe continue through the village, passing the Co-op on the right. Proceed under the bridge and turn right just after the calming system into The Hamlet and bear to the right where the property will be found at the top of the cul de sac. Postcode BA8 0HJ

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.