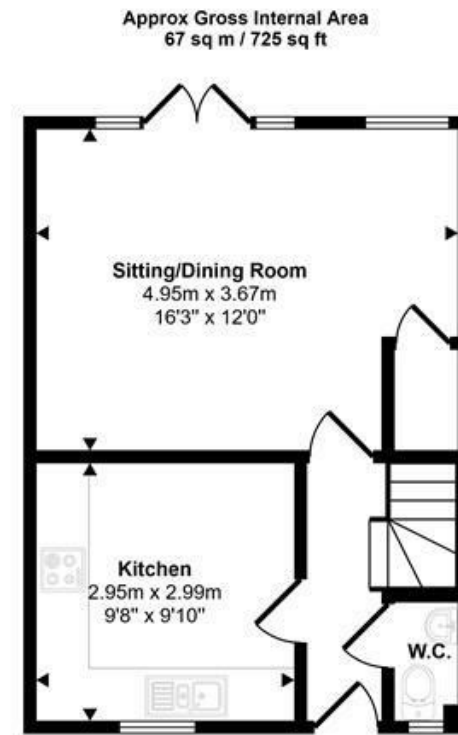
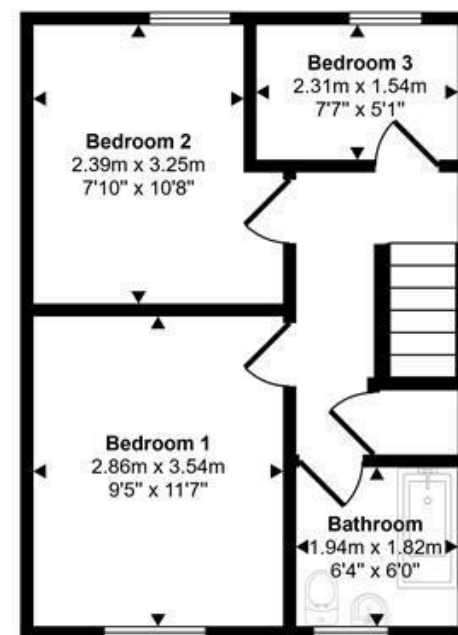




Ground Floor
Approx 33 sq m / 360 sq ft

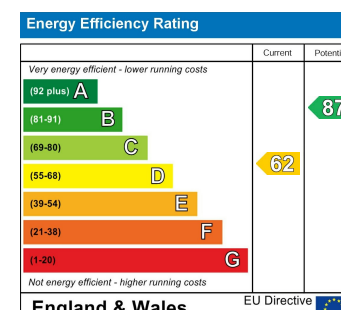


First Floor
Approx 34 sq m / 364 sq ft

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



Templars Barton
Templecombe

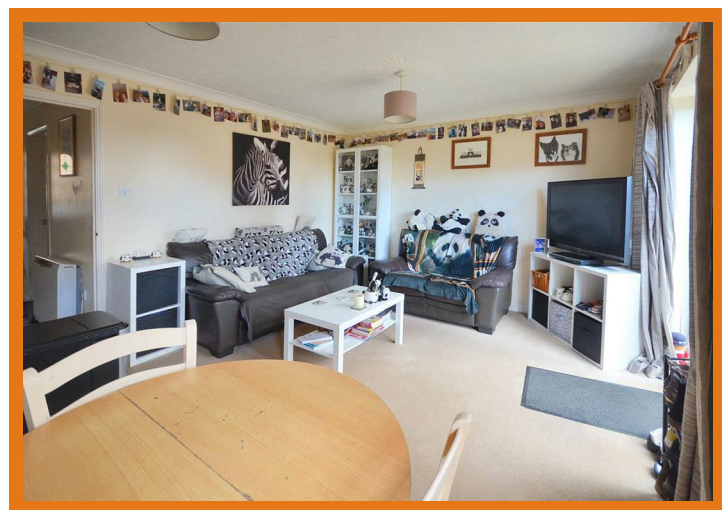
Guide Price
£215,000

Perfectly positioned in a convenient village location, this modern end-of-terrace home offers comfortable living with the scope to make it your own. With no onward chain, it's an excellent choice for first-time buyers, a secure UK base, or a smart investment for the rental market.

Inside, the home features a bright and airy sitting/dining room, ideal for both relaxing and entertaining. The well-sized kitchen, large enough for a table and chairs, creates a welcoming space for casual meals. Upstairs, there are two generous double bedrooms and a versatile single bedroom, perfect for a home office, nursery, or guest room.

The enclosed rear garden is low maintenance, providing the perfect outdoor retreat without the upkeep. A garage and driveway parking sit conveniently next to the house, adding to the practicality of this home. With countryside views in the distance, you can enjoy a sense of space while being just moments from all the village's amenities.

With its fantastic location, adaptable living space, and potential to add your personal touch, this home is a wonderful opportunity not to be missed.



The Property

Accommodation

Inside

Ground Floor

A part glazed door opens into the entrance hall with stairs rising to the first floor and doors leading off to the cloakroom, which is fitted with a wall mounted wash hand basin and a WC, kitchen and sitting/dining room. The combined sitting and dining room benefits from plenty of natural light with a window overlooking the rear garden plus double doors with full height windows to either side, opening out to the garden. There is plenty of space for a dining table and chairs as well as a settee and armchairs. There is also access to a good sized understairs storage cupboard.

The kitchen also has enough room for a table and chairs - ideal for informal dining. It is fitted with a range of wood effect floor cupboards, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck mixer tap. The electric oven is built in and has a ceramic hob with an extractor hood above. There is space and plumbing for a washing machine, space

for a fridge/freezer as well as a further under counter appliance. For practicality, the floor is laid to vinyl.

First Floor

Stairs rise to a galleried landing with access to the loft space and airing cupboard, which houses the hot water cylinder. Doors lead off to the bathroom and bedrooms. The bathroom is fitted with a suite consisting of a WC, pedestal wash hand basin and a bath with an electric shower above. There are two double bedrooms and a single bedroom that could be used as a study or work from home space. There are some wonderful views from the rear windows.

Outside

Garage and Parking

Accessed from the cul de sac and to the rear/side of the house is a drive with space to park one car and leads up to the single garage. This has an up and over door. There is a gate in between the house and the garage that opens to the front path.

Garden

The garden has been paved for easy upkeep and offers a great area for pot plant display. There is an electric socket and gate that opens to the cul de sac and parking area.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
Electric Heating
uPVC Double Glazing
Mains Drainage
Freehold
No Onward Chain

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. On arriving at Templecombe the property will be found on the right hand side set back off the road. Postcode BA8 0AX

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.