

Westcombe
Templecombe

Guide Price
£269,000

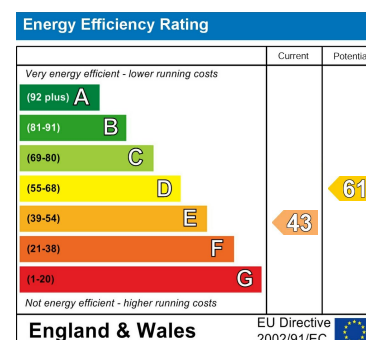
A well-presented three bedroom semi-detached home set within the Somerset village of Templecombe, benefiting from its own mainline railway station with direct services to London Waterloo and Exeter. Both the Abbey town of Sherborne and Wincanton are just a short drive away offering a good range of everyday shopping and amenities.

The accommodation comprises a well-proportioned sitting room, conservatory, modern kitchen, ground floor WC and integral garage with access from the hall on the ground floor. On the first floor there are two large double bedrooms, a single bedroom and a large family bathroom. Thoughtfully improved and updated by the current owner with a new bathroom, kitchen and decorated throughout, the garden has also been relandscaped creating a home that is ready to move straight into. This is a well maintained, well considered home that would suit a wide range of buyers and an early viewing is recommended to fully appreciate what is on offer.

Outside an enclosed south westerly facing rear garden enjoys a good level of privacy. There is a private gravelled area directly outside the double doors leading from the conservatory, sheltered by trellis and mature climbers with steps rising to the main level lawn and well-established planting throughout. To the front of the property is a driveway with off road parking for two cars and an integral garage to complete the plot

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The Property

Inside

Ground Floor
When entering through the front door into the hallway, the property flows backwards towards the main reception room and rear of the house and garden. The kitchen is located off the hallway and has been recently refitted with modern shaker style units and wood effect worktops, with a built-in oven and induction hob, creating a practical and well considered space. The principal reception room/well-proportioned sitting room opens up from the end of the hall spreading across the full expanse of the floorplan with double doors and window allowing for natural light to flood in leading directly through to the conservatory, a bright and versatile additional reception space enjoying views over the rear garden. There is a ground floor WC conveniently situated at the front of the hallway next to the door leading into the integral garage.

First Floor
From the hall stairs rise to the first-floor

landing where three bedrooms are found. There are two large double bedrooms, with bedroom two having a small built in fitted wardrobe. There is a third bedroom which is a generous single room. A large recently refitted family bathroom, with separate bath and shower serves all three bedrooms.

Outside

Garden
To the rear is an enclosed south westerly facing garden which enjoys a good level of privacy. This is prominently laid to lawn with two gravelled areas at each end and well-established planting throughout. The garden has been attractively relandscaped with two levels by the current owner to provide both a large lawn and a private space featuring trellis fencing and mature planting creating a pleasant and well considered outdoor space.

Parking
A driveway to the front of the property offers off road parking for two cars alongside an integral garage accessible from both the driveway and within the property.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Electric Boiler
Instant Hot Water System
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Templecombe is a well served village with a range of everyday amenities including a shop, primary school and mainline railway station offering direct links to London Waterloo. The nearby towns of Sherborne and Wincanton provide a wider range of facilities including supermarkets, independent shops, restaurants and leisure amenities. The area is well regarded for its surrounding countryside, offering plenty of opportunities for walking and outdoor pursuits.

Postcode BA8 0LH

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