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selling and letting properties



Brines Orchard
Templecombe

Guide Price
£195,000

Situated within a well-established residential area of Templecombe, this two-bedroom terraced home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. Offering well-proportioned accommodation throughout, the home combines a practical layout with generous gardens to both the front and rear, a particularly attractive feature for a property of this type and setting.

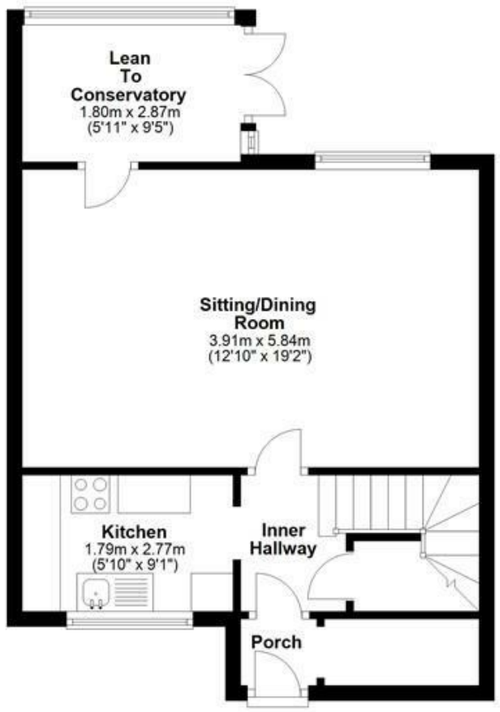
The internal accommodation provides comfortable and balanced living space, including a spacious sitting/dining room ideal for everyday living and entertaining, together with a traditional kitchen fitted with wood-effect work surfaces and plumbing in place for appliances. While perfectly functional, the property offers clear scope for updating and modernisation, allowing a new owner to add value and personalise the interiors over time. This flexibility makes it especially appealing to first-time buyers seeking an affordable step onto the property ladder, downsizers wanting manageable yet adaptable space, or investors looking for a home with long-term potential.

Outside, the enclosed rear garden provides a secure and private area with both lawn and paved sections, offering room to relax, garden or further landscape if desired. The front garden, laid to lawn either side of a central pathway, enhances the property's kerb appeal and sense of space. A single garage located in a nearby block, together with ample on-road parking, further adds to the practicality and convenience of this well-located home.

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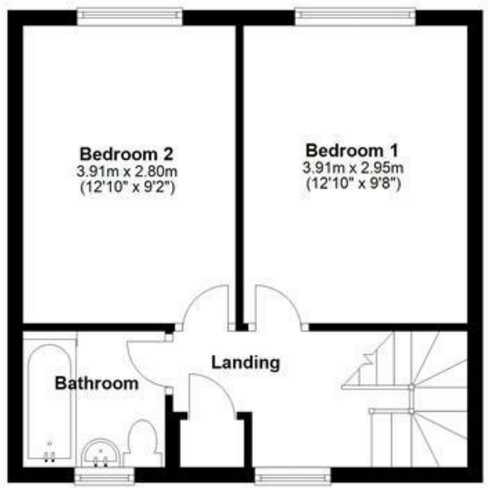
Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor

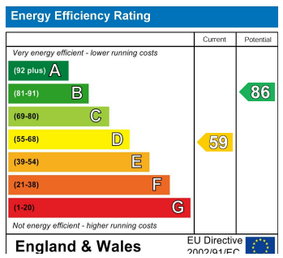
Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

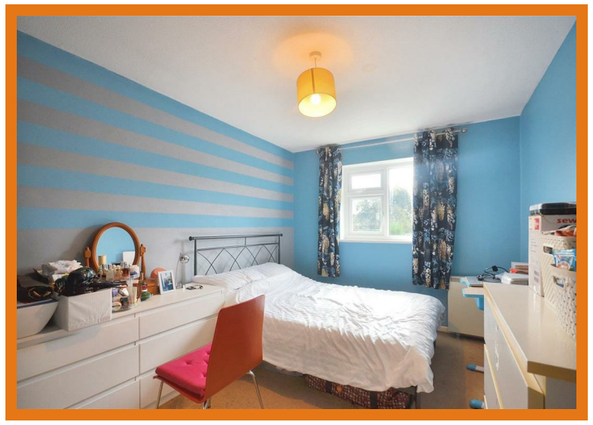
1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

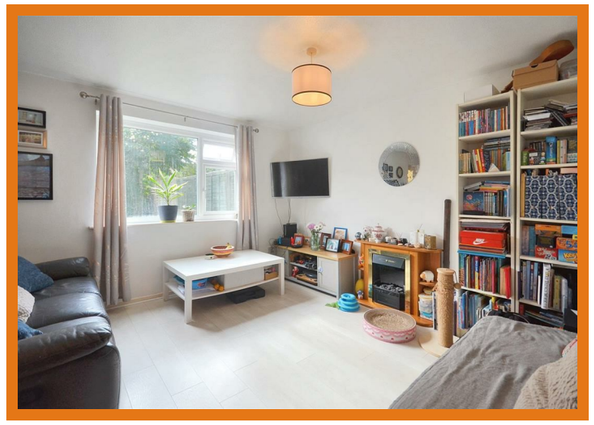
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Accommodation
Inside
The property is entered via a porch which leads into an inner hallway, providing access to the ground floor accommodation and stairs rising to the first floor. The sitting/dining room is a generous and versatile space, offering ample room for both living and dining furniture, and enjoys a pleasant outlook over the rear garden. A lean-to conservatory extends from the living space, providing a useful additional area that could be enjoyed as a garden room or adapted to suit individual needs.
The kitchen is fitted with traditional units and wood-effect work surfaces, with plumbing in place for a washing machine and space for a fridge/freezer and cooker. Practical vinyl flooring completes the space, and there is good scope for buyers to update or reconfigure the kitchen to suit their own style.
On the first floor, the landing leads to two well-sized bedrooms, both offering comfortable accommodation, along with a family bathroom fitted with a white suite. Throughout the property there is clear potential for buyers to personalise and add value over time.

Outside
To the front of the property, a lawned garden sits either side of a central pathway, creating a pleasant approach to the house. The rear garden is fully enclosed and offers a good-sized lawn along with a paved seating area, ideal for outdoor dining or relaxing. The garden provides an excellent blank canvas for landscaping or further enhancement.
In addition to the gardens, the property benefits from ample on-road parking and a single garage located in a nearby block, offering useful storage or secure parking.

Useful Information
Energy Efficiency Rating - D
Council Tax Band - B
Economy 7 Heaters
uPVC Double Glazing
Mains Drainage
Freehold

Templecombe is a popular village offering a range of local amenities including shops, a primary school, public houses and everyday services. The village also benefits from a mainline railway station providing direct links to London Waterloo, making it ideal for commuters. The surrounding countryside offers attractive walks and outdoor pursuits, while nearby towns such as Sherborne and Wincanton provide further facilities.

Postcode - BA8 0JL

What3Words - ///steps.ordering.decimals

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.