





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

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

what3words blotchy.populate.name

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.