



Connells

Yarn Barton
Templecombe



Property Description

A well-presented two-bedroom mid-terrace home offered with no onward chain, situated in the popular village of Templecombe.

The property offers well-proportioned accommodation throughout, comprising a kitchen and a spacious lounge/diner on the ground floor, providing a comfortable and sociable living space. Upstairs, there are two bedrooms served by a family bathroom.

Outside, the home benefits from gardens to both the front and rear, ideal for relaxation or low-maintenance outdoor enjoyment. To the rear of the property is a single garage, offering secure parking or additional storage.

Templecombe is well regarded for its excellent transport links, including a mainline railway station with direct services to London Waterloo, making this property ideal for commuters. The village also offers a range of local amenities, with further facilities available in nearby towns.

Early viewing is highly recommended.

Entrance Hall

Door to the front, stairs to the first floor landing, under stairs cupboard and a radiator.

Lounge / Diner

Double glazed window to the front, double glazed patio doors to the rear, television aerial socket and two radiators.

Kitchen

Double glazed door and window to the rear, fitted kitchen with wall and base units, work surfaces, electric cooker point, space for a fridge/freezer, sink and drainer, plumbing for a washing machine and a radiator.

Landing

Airing cupboard housing the hot water tank and access to the loft.

Bedroom One

Two double glazed windows to the front, cupboard over the stairs, telephone point and two radiators.

Bedroom Two

Double glazed window to the rear, built in wardrobes and a radiator.

Bathroom

Double glazed window to the rear, bath with mixer taps and a shower attachment, WC, wash hand basin with vanity cupboard and a heated towel rail.

Front Garden

Laid to lawn with flower beds and a path to the front door.

Rear Garden

Paved seating area with the remainder laid to gravel with flower beds, small wooden shed and a gate to the rear.

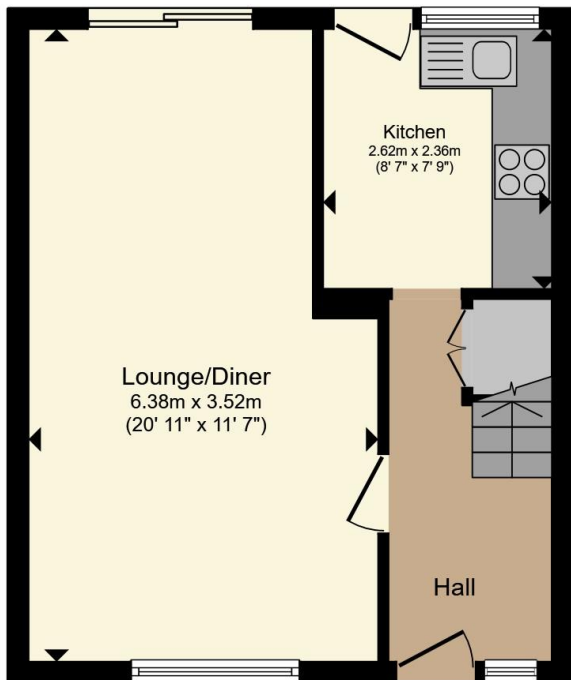
Garage

Up and over door.

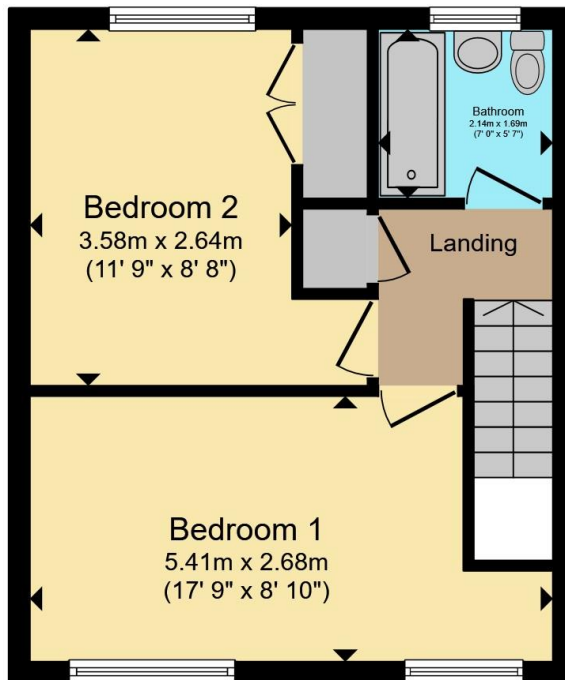
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Ground Floor



First Floor

Total floor area 67.2 m² (723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01935 812 155

E sherborne@connells.co.uk

92 Cheap Street
SHERBORNE DT9 3BJ

EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/SHR306498

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHR306498 - 0003