



**Vine Street**  
**Templecombe BA8 0JY**

A charming two-bedroom cottage in Templecombe, full of character and original features. This delightful home boasts a cosy wood burner, a lovely garden, and offers excellent potential as a first-time buy or an idyllic holiday retreat.

**£199,950 Freehold**





### The Property

This end of terrace two bedroom character cottage is full of charm and dates back to the 1700s. Much of the period feel has been retained, while useful improvements have been made such as a multi-fuel stove in the sitting room and a newly fitted kitchen.

Inside, there is a welcoming sitting room with plenty of character, a bathroom, and two bedrooms upstairs, one of which could also be used as a playroom or study. The property still shows off its history with features such as quarry and flagstone flooring, exposed beams and Crittall windows.

Outside, the cottage has a good sized garden, providing space to relax or grow your own, and the location is very convenient close to the village shop, Co-op store, recreational ground and primary school. The mainline train station is within walking distance, making this a great choice for both home life and commuting.



This is a lovely home that would suit a first-time buyer or someone looking to downsize, and it really needs to be viewed to be fully appreciated.

## The Location

Templecombe is a well-served village south of Wincanton, offering a Co-op, café, primary school, doctor's surgery and mainline railway station with direct services to Exeter and London Waterloo. The A357 runs through the village, giving easy access to Wincanton, Henstridge, Yeovil and Shaftesbury.

## Useful Information

Additional Information

Services: Mains water, electricity, and drainage.

Local Authority: Somerset Council  
Council Tax Band: A

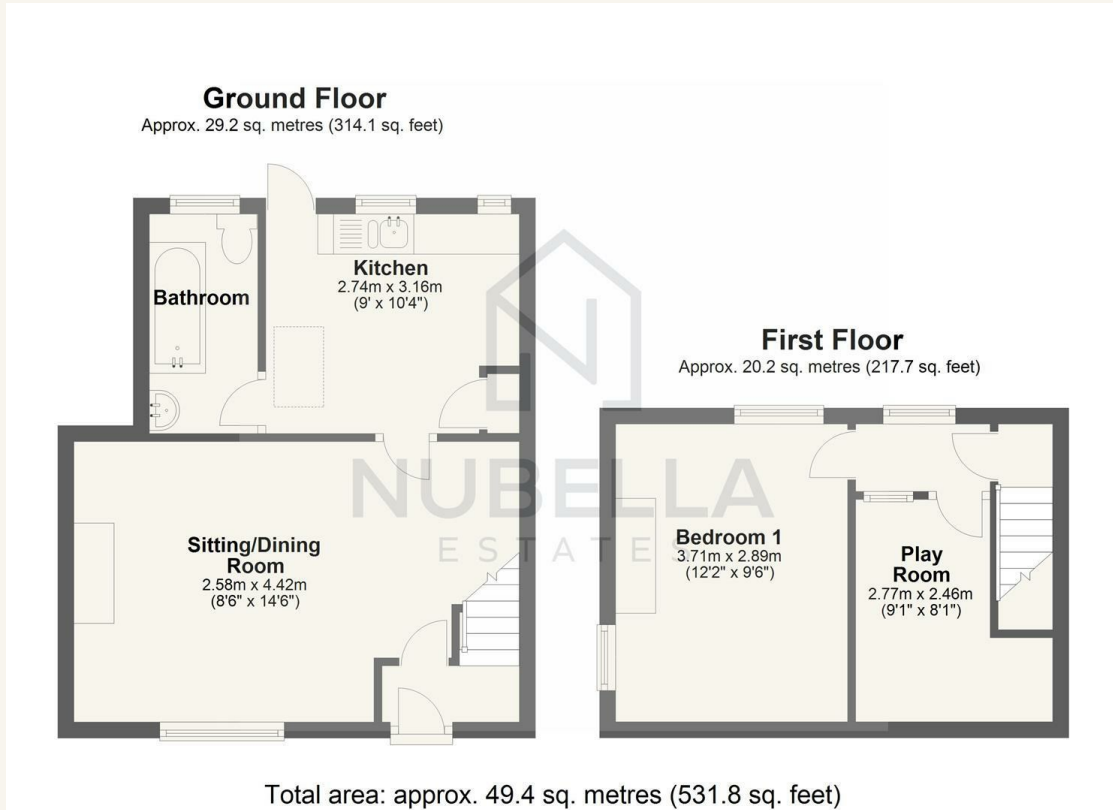
Energy Performance Certificate (EPC):  
Rating – F

Please Note:

All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority  
 Council Tax Band A  
 EPC Rating F



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>	<b>31</b>		(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.