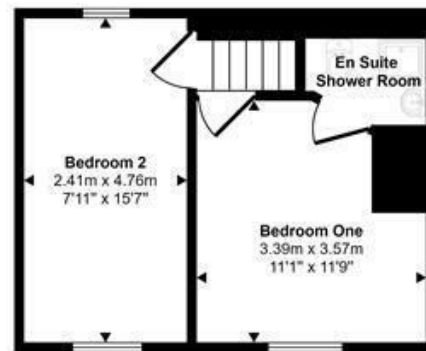
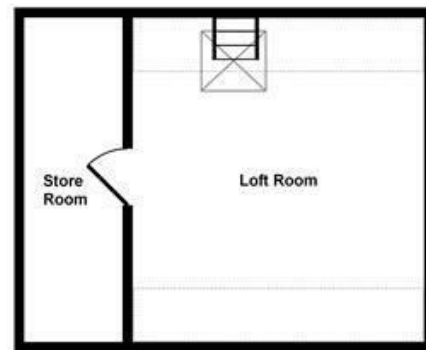




Ground Floor
Approx 37 sq m / 400 sq ft



First Floor
Approx 28 sq m / 306 sq ft



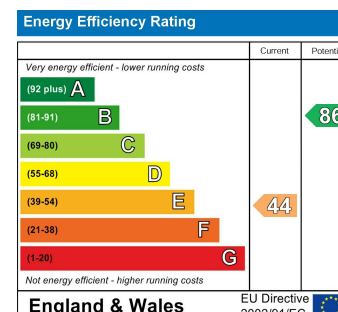
Second Floor
Approx 28 sq m / 306 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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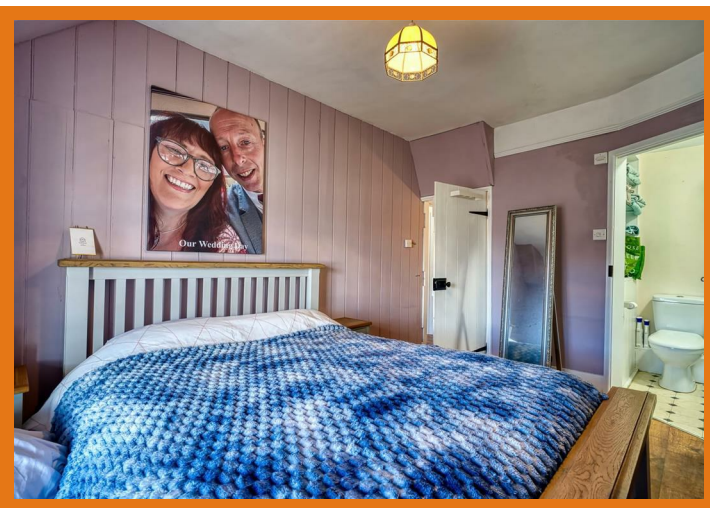
Slades Hill Templecombe

Guide Price
£245,000

The accommodation is arranged over three floors and forms part of a mid-terraced Georgian stone cottage, believed to date back to the 1780s. This charming home offers a pleasing combination of period character and everyday practicality, set in an edge of town position within Templecombe and enjoying a generous plot with far reaching views to the rear.

The property retains features befitting its age, creating an atmosphere of warmth and authenticity, whilst thoughtful updates provide comfort for modern living. The layout is well balanced, with inviting reception space at ground floor level, two bedrooms and bath/shower facilities arranged across the first floor, and the added benefit of a loft room which enhances flexibility. The inclusion of both an en suite and separate bathroom, together with a ground floor WC, ensures the accommodation is well suited to contemporary requirements.

A particular highlight is the substantial rear garden, which offers a combination of lawn, seating areas and useful outbuildings, all enjoying an open outlook. The presence of mature fruit trees and established planting adds to the sense of privacy and maturity. The cottage further benefits from on-street parking positioned to the front, providing everyday convenience alongside its character appeal.



Accommodation

Inside
The accommodation is thoughtfully arranged, beginning with a spacious sitting room that creates an immediate impression of comfort and character. A dual fuel stove serves as an attractive focal point, while exposed timbers enhance the cottage feel. The proportions allow for both relaxed seating and dining, making it a versatile and sociable living space.

The kitchen is fitted in a modern style with tiled flooring and enjoys an outlook across the rear garden. There is space and plumbing for a washing machine, dishwasher and fridge freezer, together with a gas fired oven and grill with four ring hob. A ground floor WC is positioned off the kitchen for added convenience.

On the first floor there are two bedrooms, including a main bedroom with en suite shower

room. A separate bathroom serves the second bedroom. Accessed via ladder from the landing, the loft room provides useful additional space suitable for storage, hobbies or occasional use.

Outside

The rear garden is a significant feature of the property, being generous in size and enclosed by wooden panel fencing. Laid mainly to lawn, it incorporates a paved seating area ideal for outdoor dining and relaxation, whilst enjoying far reaching views beyond.

There are two sheds, a greenhouse and a summer house, offering useful storage and workspace options. A variety of mature fruit trees contribute to the established and productive nature of the garden. Secondary access is available across a neighbouring property, although this is rarely used. To the front, there is on-street parking.

Useful Information

- Energy Efficiency Rating E
- Council Tax Band C
- LP Gas Cylinder Fired Central Heating
- Double Glazing
- Mains Drainage
- Freehold

Location and Directions

Templecombe is a well served village offering everyday amenities including a shop, primary school and a mainline railway station with direct services to London Waterloo and Exeter. The surrounding countryside and nearby towns provide additional facilities, making the area appealing for commuters and those seeking a balance between accessibility and village life.

Postcode BA8 0HF

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.