



## 30, Yarn Barton, Templecombe, Somerset, BA8 0JJ

An ideal family home located within walking distance to train station and village centre.



- Walking distance to train station
- Off road parking

- Easy link to A303
- Secure garden

£995 Per Month

A three bedroom terraced house, brick built under a tiled roof.

The front door opens into the hall way with stairs leading to the first floor. The lounge/diner is located to the right and is the entire length front to back.

The kitchen comes complete with a free standing oven, dishwasher and under counter fridge with space for a washing machine. A back door leads into the garden.

Upstairs are two bedrooms and a third small bed/office space. The family bathroom has shower over bath.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. There is mobile coverage in the area, please refer to Ofcom's website for more details. Ultrafast broadband is available in the area via Openreach or Wessex Internet. There is a low risk of flooding as stated by the GOV.UK website. The property has electric heating and will be let unfurnished.

Available May 2026 ideally for a Long term tenant.  
 Rent: - £995 per calendar month / £229 per week  
 Holding Deposit - £229  
 Security Deposit - £1148  
 Council Tax Band - B  
 EPC Band - E  
 No Deposit available via REPOSIT

## SITUATION

Templecombe is conveniently positioned amidst attractive countryside between Wincanton and the Abbey town of Sherborne. Wincanton, Sherborne (8 miles) and the regional centre of Yeovil (13 miles) all lie within motoring distance; providing between them all an excellent variety of cultural, recreational and shopping facilities. Sporting, walking and riding all abound the area; with golf clubs at both Sherborne and Yeovil. The property is also within a short driving distance of The Newt, an award-winning boutique hotel with gardens and a restaurant. The region is extremely well known for both its excellent private and state schooling - these include the Sherborne schools, Bruton, Millfield and Hazelgrove. Communication links are very good with main line stations within walking distance in Templecombe, and Sherborne and Castle Cary (7 miles), linking directly with London Waterloo and Paddington respectively. Road links are also good, and this would be along the A303, joining at Wincanton, giving swift access to London and the Home Counties along the M3 and M25 routes.

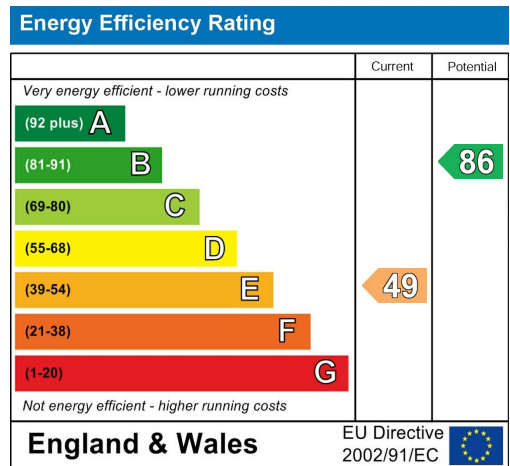
## OUTSIDE

The rear garden is laid to patio and fully enclosed by fence panels and has a small shed. There is an off road parking space to the rear.

## DIRECTIONS

From Station Road turn left into Yarnbarton before the train station and continue along the road and No 30 is located on the left hand side.

what3words///angry.marching.charted



Sherborne/TSG/04/12/2024



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