

Approx Gross Internal Area
105 sq m / 1128 sq ft

Ground Floor
Approx 60 sq m / 647 sq ft

First Floor
Approx 45 sq m / 482 sq ft

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	46
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Manor Close
Templecombe

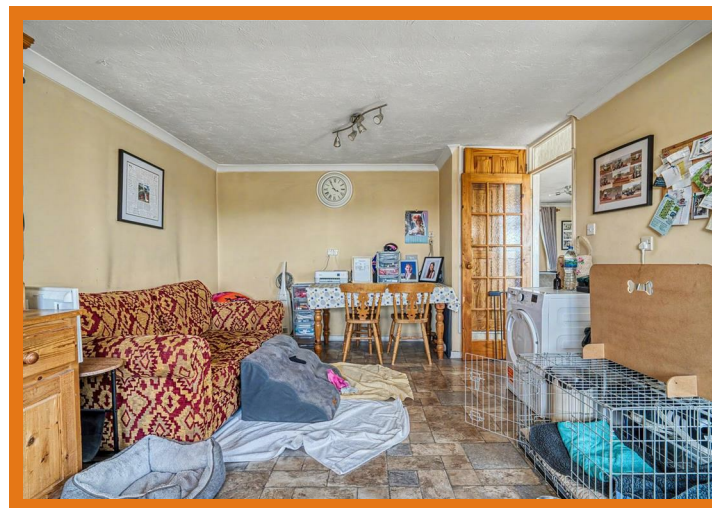
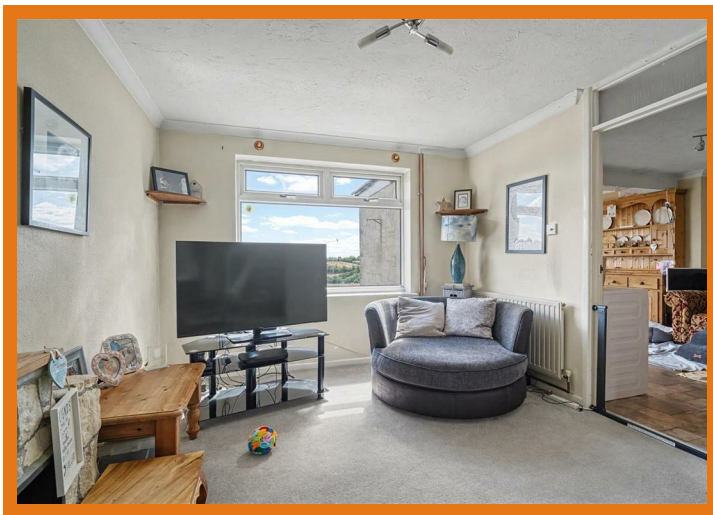
Guide Price
£275,000

A spacious and well-proportioned three bedroom semi-detached home, pleasantly positioned within the popular Somerset village of Templecombe and offering bright, practical accommodation together with an integral garage, driveway parking and a south-easterly facing rear garden.

The property has a particularly comfortable feel, with large windows allowing plenty of natural light throughout and generously sized, well-shaped rooms that make excellent use of the available space. The accommodation includes a sizeable sitting room, a spacious kitchen/dining room and three double bedrooms, making this a versatile home that could suit a large array of buyers.

Templecombe itself is a well-served village, with a Co-op convenience store, café and primary school, together with the particular advantage of a mainline railway station providing direct services towards London Waterloo. The village is also conveniently placed for access to the A303, while the neighbouring towns of Sherborne and Wincanton provide a wider range of shopping, leisure and everyday facilities.

The house is perfectly comfortable as it stands, while also offering good scope for a new owner to update and personalise over time



The Property

Inside

The front door opens into an exceptionally generous sitting room, measuring approximately 3.10m x 6.30m. A large window brings plenty of natural light into the room, while a feature fireplace provides a traditional focal point. The sitting room flows through into the spacious kitchen/dining room, which provides plenty of room for a dining table and works well as an informal family and entertaining space. The kitchen is fitted with a range of traditional-style units, together with a freestanding range-style cooker and extractor hood above. A large window sits above the sink and a door provides direct access into the rear garden.

Upstairs, the landing leads to three double bedrooms and the family bathroom. The main bedroom is a particularly good-sized room with a large front-facing window, while the two remaining bedrooms both benefit from built-in wardrobe storage. There is also further useful cupboard

space off the landing. The family bathroom completes the first-floor accommodation.

Outside

Parking

To the front of the house is a driveway providing tandem parking for two vehicles and access to the integral garage. Alongside is an area of front lawn which could potentially provide scope for additional parking, subject to any necessary consents and works.

Garden

The rear garden enjoys a south-easterly aspect, with a paved patio immediately adjoining the house and the remainder predominantly laid to lawn, providing a straightforward and usable outside space.

Prospective purchasers should be aware that there is planning permission for residential development on land to the rear of the property. Further information is available upon request.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Oil Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

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 0LA

What3words -
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.