



Connells

Landseer
North Cheriton Templecombe

Landseer North Cheriton Templecombe BA8 0AS

for sale
£240,000



Property Description

Situated in the charming village of North Cheriton, this attractive home offers well-balanced and versatile accommodation arranged over two floors, making it ideal for a range of buyers including couples, small families, or those seeking village living.

The ground floor comprises a comfortable lounge, a well-proportioned kitchen, and a separate dining room, providing excellent space for both everyday living and entertaining. A useful utility room adds practicality and helps keep the main living areas clutter-free.

Upstairs the property features two bedrooms along with a family bathroom, offering comfortable accommodation with a pleasant, traditional layout.

Set within the popular village of North Cheriton, the home enjoys a peaceful rural setting while still offering convenient access to surrounding towns and amenities. This is a wonderful opportunity to enjoy village life in a well-presented and functional home.

Entrance Hall

Composite door to the front, stairs to the first floor and a telephone point.

Kitchen

Double glazed windows to the side and rear, fitted kitchen with wall and base units, work surfaces, integrated electric oven and hob, space for an under counter fridge/freezer, Belfast sink and an under stairs cupboard.

Dining Room

Double glazed windows to the front and side, fireplace and a radiator.

Lounge

Double glazed french doors to the rear, multi fuel burner and two radiators.

Rear Porch

Composite double glazed door the rear.



Utility Room / Cloakroom

Double glazed window to the rear, WC, work surfaces, oil fired central heating boiler, Belfast sink and plumbing for a washing machine.

Landing

Double glazed window to the rear, cupboard and access to the loft via a ladder.

Bedroom One

Double glazed windows to the front and rear, two radiators, cupboard and a single wardrobe.

Bedroom Two

Double glazed window to the front and a single wardrobe.

Bathroom

Double glazed window to the rear, bath, shower cubicle, WC, wash hand basin, extractor fan and a heated towel rail.

Rear Garden

The garden is mainly laid to lawn with a paved seating area, summer house, timber shed, brick shed and two green houses.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







To view this property please contact Connells on

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92 Cheap Street
SHERBORNE DT9 3BJ

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SHR306481



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.

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