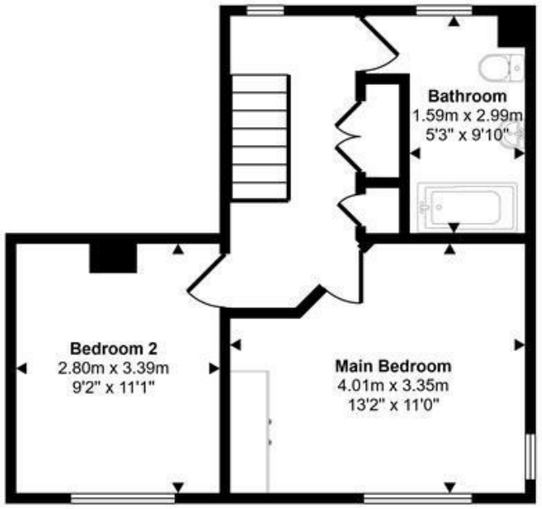
Approx Gross Internal Area
72 sq m / 777 sq ft

Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 36 sq m / 391 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.

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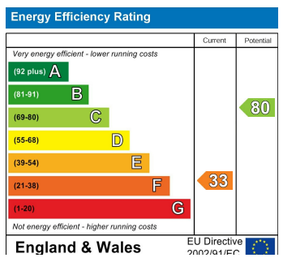

Morton • New

selling and letting properties

High Street
Templecombe

Guide Price
£195,000

A charming double-fronted end-of-terrace cottage offering two double bedrooms, two recently installed log burners and a private enclosed rear garden with a brick-built double shed, available with the added benefit of No Onward Chain. It's full of character and has been thoughtfully updated by the current owners, making it an ideal first home, downsize or countryside bolthole.

Owned by the current sellers since 2023, the cottage has been improved during their ownership with a new bathroom, new flooring and carpets throughout, and log burners fitted to both the sitting and dining areas. The accommodation comprises an entrance porch, a bright lounge/diner running across the front of the property, a well-equipped kitchen, two double bedrooms and a family bathroom. It is double glazed throughout and has individually controlled electric heating. Outside, there is a newly fenced front garden and an enclosed, private rear garden.

The property sits on the High Street in Templecombe, a well-served village with a shop, primary school and everyday amenities close at hand. A particular draw is the village's mainline railway station, with direct services to London Waterloo. The nearby towns of Sherborne and Wincanton offer a wider choice of shopping, dining and leisure facilities, all within easy reach of attractive Somerset countryside.

The Property

Inside

Ground Floor

The cottage is approached from the road via steps leading up to the front garden and entrance. The front door opens into a useful porch with space for hanging coats and storing shoes, which leads through to the lounge/diner. This lovely room runs the full width of the front of the property and has windows to both the sitting and dining areas, filling the space with natural light. Both areas have an exposed brick chimney breast with a log burner, installed by the current owners, creating a real focal point and a cosy feel throughout the colder months. The whole space is finished with hardwood flooring, and stairs rise from the dining area to the first floor, with a large under-stairs storage cupboard below. The kitchen sits at the rear of the property and overlooks the rear garden. It is fitted with a range of wood-effect floor and wall units with laminate work surfaces, a tiled splashback and an inset sink with drainer. There is an electric oven with hob, together with space for a washing machine, tumble dryer and full-height fridge freezer. The kitchen has wood-effect flooring. A small rear hallway beyond the kitchen provides further space for coats and boots and leads out to the rear garden.

First Floor

Stairs rise to a bright landing with pleasingly high ceilings, a feature that continues throughout the first floor. At the top of the stairs is the family bathroom, which has been recently refitted and comprises a bath with shower over, a hand wash basin and WC, with tiled walls and laminate flooring. There are two double bedrooms, both positioned at the front of the property and both carpeted. The main bedroom benefits from built-in storage, while bedroom two is a well-proportioned double.

Outside

Gardens

From the road, a couple of steps lead up to shared steps with the neighbouring cottage and on to the front garden, which has recently been enclosed with new timber fencing. A path leads through to the rear garden, which is enclosed and private, with walls and fencing to the boundaries. There is a paved seating area with raised brick-built planters, together with a section of lawn. A brick-built double shed provides excellent storage for garden equipment, bicycles and more. The property is one of a row of four cottages, and three neighbouring properties have a pedestrian right of way along the path through the rear garden. The sellers advise that this is rarely used, and that neighbours ask permission before doing so.

Parking

There is no allocated parking with the property. On-street parking is available nearby on a first-come, first-served basis.

Useful Information

Energy Efficiency Rating F
Council Tax Band B
Electric Heating
Mains Drainage
Freehold
No Onward Chain

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 0JE

What3words - tower.compiler.thinkers

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