



Connells

Hillcrest Road
Templecombe

Hillcrest Road Templecombe BA8 0LQ

for sale offers in excess of
£190,000



Property Description

Situated in a popular residential area of Templecombe, this two-bedroom semi-detached home offers excellent potential for cosmetic improvement. The property benefits from generous front and rear gardens, driveway parking and a garage, making it an ideal purchase for first-time buyers, downsizers or investors.

The accommodation provides well-proportioned living space throughout, while the sizeable plot offers plenty of outdoor space to enjoy or further enhance. The enclosed rear garden includes patio and gravelled areas, along with a greenhouse and established boundaries.

Templecombe is a well-served village with local amenities, a primary school and a mainline railway station providing direct services to London Waterloo. The nearby towns of Sherborne, Wincanton and Gillingham offer a wider range of shopping, leisure and educational facilities.

Entrance Hall

Double doors to the front and rear of the hallway.

Kitchen/Diner

Double glazed window to the front and two to the side, wall and base units, under stairs cupboard housing the electric meter and consumer unit, electric cooker point, stainless steel sink and drainer, plumbing for a washing machine and a night storage heater.

Utility Room/Store

Single glazed window to the side, power, lighting and access to the downstairs WC.

Cloakroom

WC and a wash hand basin.

Inner Hall

Stairs to the first floor and a night storage heater.

Lounge

Timber double glazed window to the rear, electric fireplace and two night storage heater.

Conservatory

Single glazed aluminium conservatory with lighting.

Landing

Double glazed window to the front, airing cupboard and access to the loft.

Bedroom One

Double glazed windows to the front and rear, night storage heater and a fitted wardrobe.

Bedroom Two

Double glazed window to the side, fitted wardrobes with fitted bedside cabinets and over bed fitted storage.

Shower Room

Double glazed window to the side, shower cubicle, WC, wash hand basin, extractor fan and an electric wall heater.

Front Garden

Laid to lawn with a gravel centre, flower bed borders, vegetable bed and a water butt.

Rear Garden

To the rear the garden is mainly laid to gravel and patio with a greenhouse, water butt and access to the front.

Parking

Driveway and garage accessed to the side of the property via a gate.

Agents Notes:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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.









Ground Floor



First Floor

Total floor area 98.6 m² (1,061 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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92 Cheap Street
SHERBORNE DT9 3BJ

EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SHR306792



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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