

Property Location

Situated in the quiet village of Templecombe, this apartment is a short walk away from a convenience shop and a railway station connecting the village to London and Exeter. The market towns of Sherborne and Wincanton are a short drive away.

13 Church Rise, Church Hill, BA8 0HQ

Approximate Gross Internal Area = 29.2 sq m / 314 sq ft

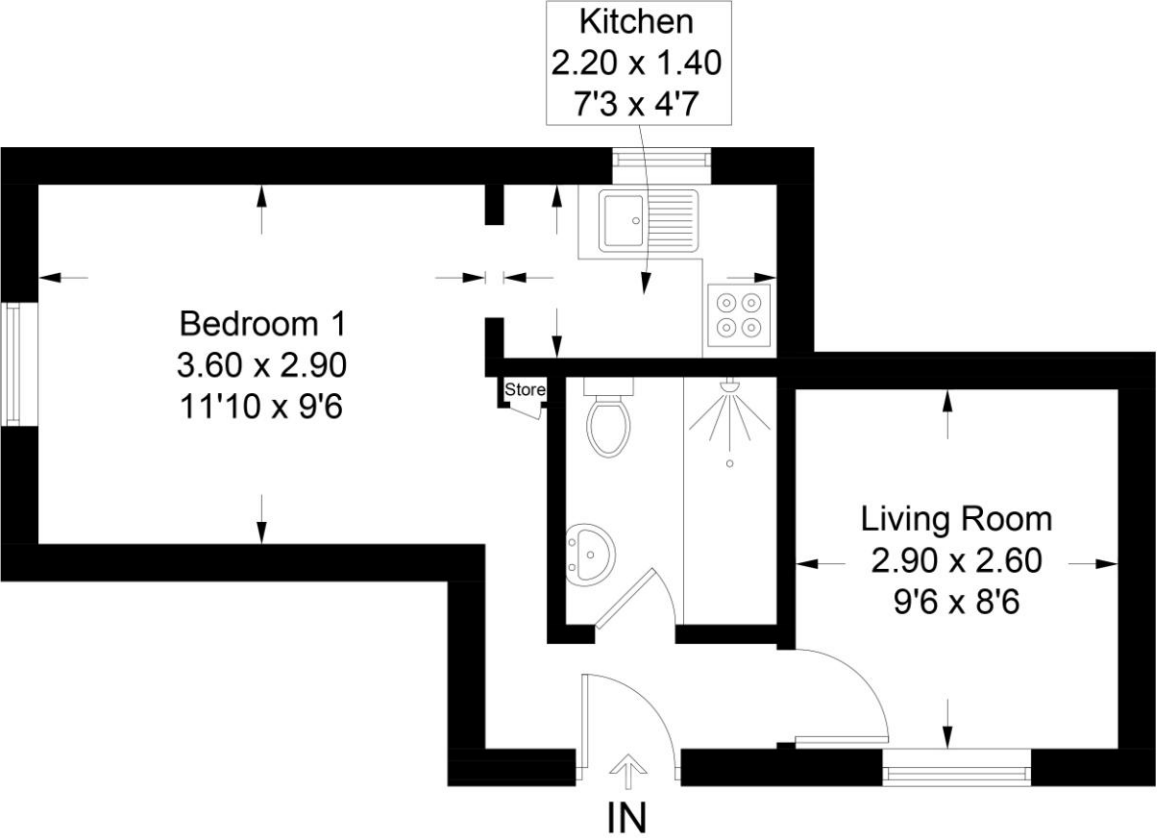
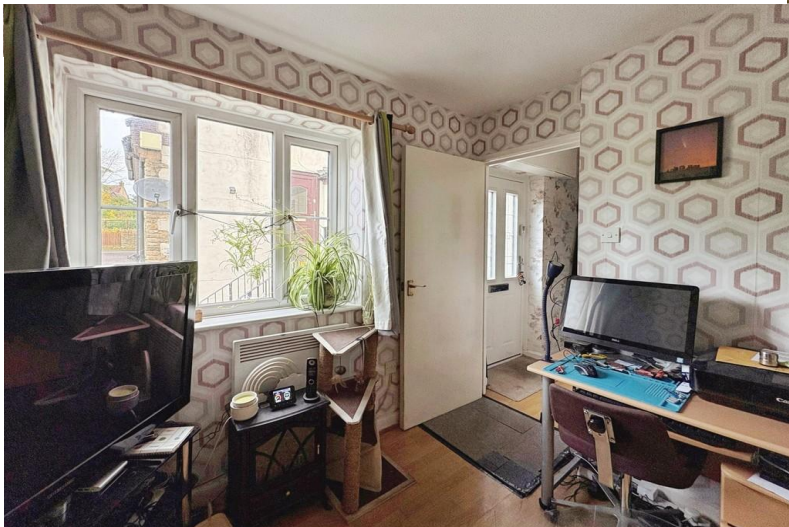
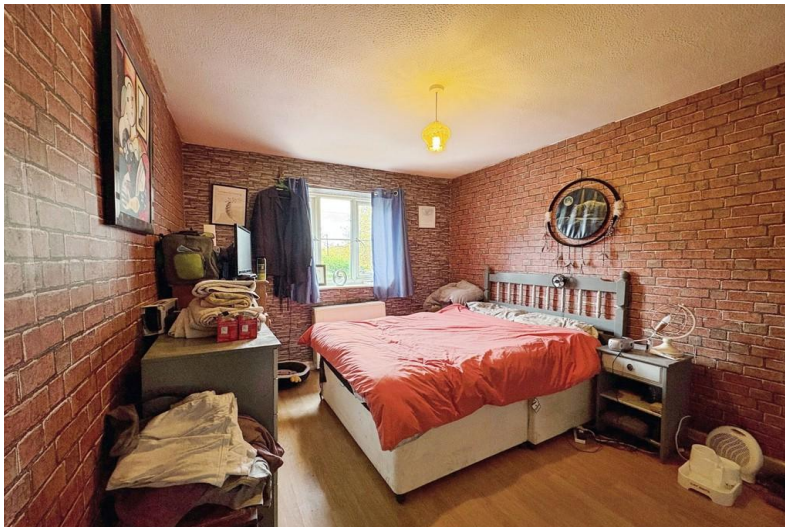


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257361)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Church Hill, Templecombe

Offers In Region Of £85,000

Martin & Co Yeovil

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Church Rise
Templecombe
BA8 0HQ

Key features:

- Off-Road Parking
- Short Walk to Railway Station
- Village Location
- Ideal First Home or Investment Opportunity
- One Bedroom Apartment
- First Floor Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This Excellent one bedroom, first floor flat is situated on the Somerset/Dorset boarder in the village of Templecombe. The apartment features a living room, bathroom, kitchen and a large double bedroom. There is unallocated parking to the rear of the property. Viewing is highly recommended for this ideal first home or investment opportunity.

ENTRANCE HALL Entering the apartment you are welcomed into a bright entrance hall which provides access to the living room, bedroom, bathroom, storage cupboard and a loft hatch above. The hall has neutral walls and wooden laminate flooring. One radiator.

LIVING ROOM 9' 6" x 8' 6" (2.9m x 2.6m) A light and airy living room with double glazed window to the front. Wallpapered walls and wooden laminate flooring. One radiator.

BEDROOM 11' 9" x 9' 6" (3.6m x 2.9m) Large double bedroom with double glazed window to the side of the property. Wallpapered walls and wooden laminate flooring. One radiator.

BATHROOM The bathroom has a complete white suite consisting of a hand basin, w/c and bathtub with fitted shower unit. There are neutral-coloured tiled walls and vinyl flooring. Extractor fan.

KITCHEN 7' 2" x 4' 7" (2.2m x 1.4m) A compact kitchen fitted with wooden cabinets and draws. Marble effect counter tops and space for a cooker, fridge-freezer and washing machine. White tiled splashguards and neutral walls. Grey carpet and double-glazed window to the rear of the property.

OUTSIDE To the rear of the property is a communal car park with unallocated parking spaces.

