



Total area: approx. 69.3 sq. metres (745.4 sq. feet)

1 Market House
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Sturminster Newton
Dorset
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



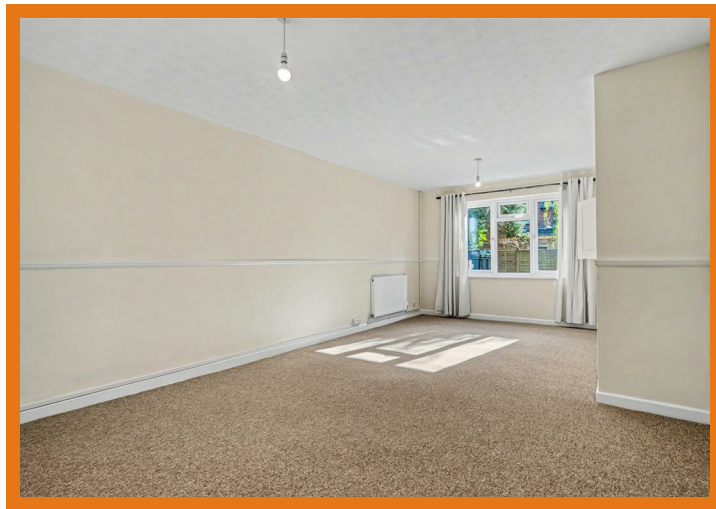
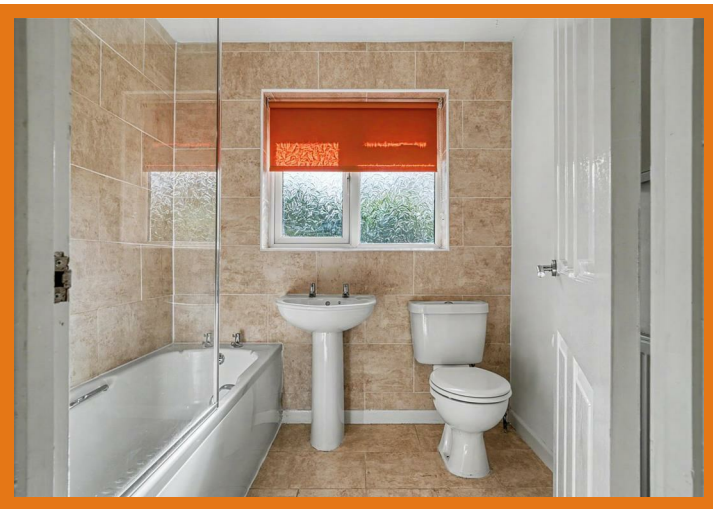
The Knapp
Templecombe

Guide Price
£200,000

A two bedroom semi detached home with off-road parking and a private garden, offered to the market with the added benefit of No Onward Chain. Set in the popular village of Templecombe within easy reach of the railway station, Co-op, primary school and A303, this home has been freshly decorated throughout and is ready for a new owner to move straight in.

The accommodation comprises an entrance hall, an open plan sitting/dining room and a modern kitchen on the ground floor, with an extra large main bedroom, a further double bedroom and a bathroom on the first floor. The current owner has recently laid new vinyl flooring in the kitchen and hallway and new carpets in the sitting/dining room, and has installed a power point under the stairs to create a study nook. The boiler is approximately six years old. Outside, there are front and rear gardens and owned parking for one vehicle, with visitor parking to the front.

Templecombe is a well served village offering a railway station with direct services to London Waterloo and Exeter St Davids, along with a Co-op shop and a primary school. It is also well positioned for road links, with easy access to the A303 and nearby towns such as Sherborne, Wincanton, Gillingham and Shaftesbury, making it ideal for commuters and those needing wider transport links.



The Property

Inside

Ground Floor

The property is approached from the front via a paved path leading to the front door, which opens into the entrance hall. The hall has new vinyl flooring, stairs rising to the first floor and doors to the sitting/dining room and kitchen. The sitting/dining room is a spacious open plan room of over 21ft, running from the front to the back of the house, with windows to both aspects and new carpeting. The freshly laundered curtains are included in the sale. The kitchen enjoys a view over the rear garden and is fitted with a range of modern white floor and eye level units with wood effect work surfaces and a sink and drainer, along with new vinyl flooring. There is a serving hatch through to the dining area and a door leading out to the rear garden.

First Floor

Stairs rise to the landing, which gives access to both bedrooms and the bathroom. The main bedroom is an extra large room of almost 18ft, and believed to have once been two rooms, with two

windows to the front and built-in storage. Bedroom two is a good sized double overlooking the rear. The bathroom is fitted with a bath with shower over, a pedestal wash hand basin and a WC, with tiled walls and a window to the rear.

Outside

Gardens

To the front of the property there is a garden laid to lawn with planted borders. The rear garden is a neat, medium sized space with a small paved seating area, with the remainder laid to lawn and enclosed by fencing. Being positioned in the corner of the development, the garden enjoys a high degree of privacy, with mature trees providing a leafy backdrop. The oil tank and garden shed both sit on separate raised concrete bases.

Parking

The property benefits from an owned parking space for one vehicle, along with visitor parking to the front.

Useful Information

Energy Efficiency Rating: D
Council Tax Band: B

Oil Fired Central Heating
uPVC Double Glazing
Mains Water, Electricity and Drainage
Freehold
No Onward Chain

Location and Directions

Templecombe is a popular village on the Somerset and Dorset border, offering everyday amenities including a Co-op shop and a primary school. The village benefits from its own railway station, providing direct services to London Waterloo and Exeter St Davids, making it an excellent choice for commuters. Well positioned for road links, Templecombe offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Sherborne, Wincanton and Gillingham. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode – BA8 0JP
What3words –
///beans.meanders.whistle

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.