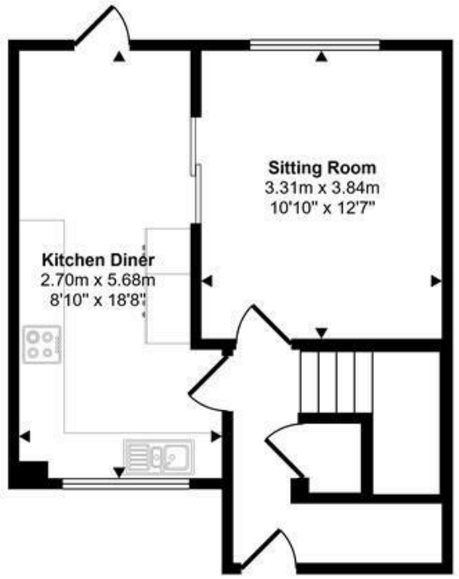
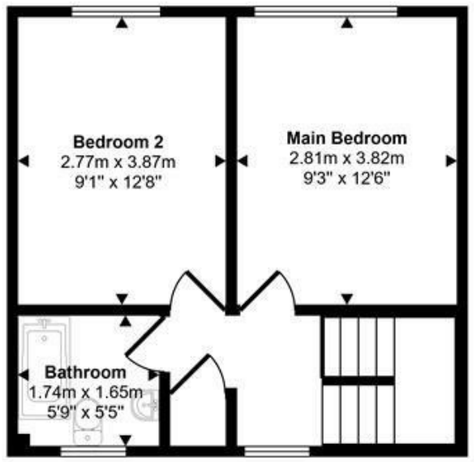
Approx Gross Internal Area
68 sq m / 732 sq ft




Ground Floor
Approx 35 sq m / 382 sq ft

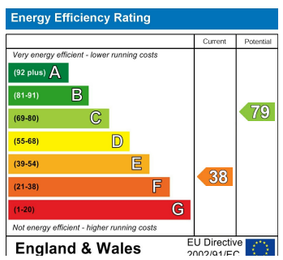



First Floor
Approx 33 sq m / 350 sq ft

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.

**1 Market House**
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# Morton • New

selling and letting properties



## Brines Orchard
## Templecombe

## Asking Price
## £200,000

A well presented two-bedroom mid terrace home with a garage and parking space, an enclosed rear garden and two good sized double bedrooms, offered to the market with the added benefit of No Onward Chain. Set within a cul de sac in the popular village of Templecombe, close to the railway station and with lovely views from the first floor, this home is ready to move straight into, with scope for a new owner to add their own stamp.

Owned by the current sellers for around thirteen years, the property has been well maintained and offers well proportioned accommodation throughout. This includes an entrance hall with useful storage, a kitchen dining room of over 18ft with shaker style units and integrated appliances, and a cosy sitting room, reached through sliding doors added by the current owners. Upstairs there are two double bedrooms, both overlooking the rear garden, along with the family bathroom. Outside, there is an enclosed, low maintenance rear garden with a patio and lawn, along with a garage and parking space in a nearby block.

Brines Orchard enjoys a convenient position within Templecombe, a well served village with a Co-op shop and a primary school. The village benefits from its own railway station with services to London Waterloo and Exeter St Davids, while the A303 is close by, making the location particularly convenient for commuters and those needing wider transport links.

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**The Property**

**Inside**
Inside

Ground Floor
The property is approached from the front via steps leading up to the front door, with mature planting in the front garden. The front door opens into the entrance hall, which has stairs rising to the first floor, a deep understairs storage cupboard and a further storage area. To the left is the kitchen dining room, which is in great condition. It is fitted with a range of grey shaker style floor and eye level units with marble effect work surfaces, providing plenty of work space and storage, along with ceiling downlights and wood effect flooring. All appliances are integrated, including a fridge freezer, dishwasher, hob and eye level oven. There is room for a dining table and a door leading out to the rear garden. Sliding doors, added by the current owners, lead through to the sitting room, a cosy space with a window overlooking the rear garden.

First Floor
Stairs rise to the landing with doors leading off to both bedrooms and the bathroom, along with an airing cupboard offering plenty of storage. Both bedrooms are good sized doubles overlooking the rear garden, with space for freestanding wardrobes, and the first floor enjoys lovely views over the village and surrounding countryside. The bathroom is fitted with a bath with electric shower over, a wash hand basin and a WC.

**Outside**
Gardens
The front garden has mature planting, with steps leading up to the front door. The rear garden is enclosed and low maintenance, laid mainly to lawn with a paved patio area and a raised bed, and there is a gate at the back providing rear access. Truly an easy to manage garden to relax in.

Garage and Parking
The property benefits from a garage and a parking space, located in a nearby block.

**Useful Information**
Energy Efficiency Rating [TBC]
Council Tax Band B
Electric Heating
uPVC Double Glazing
Mains 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 0JL

What3words – ///puzzles.blackmail.rigid

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 firms employment has the authority to make or give any representation or warranty in respect of the property.