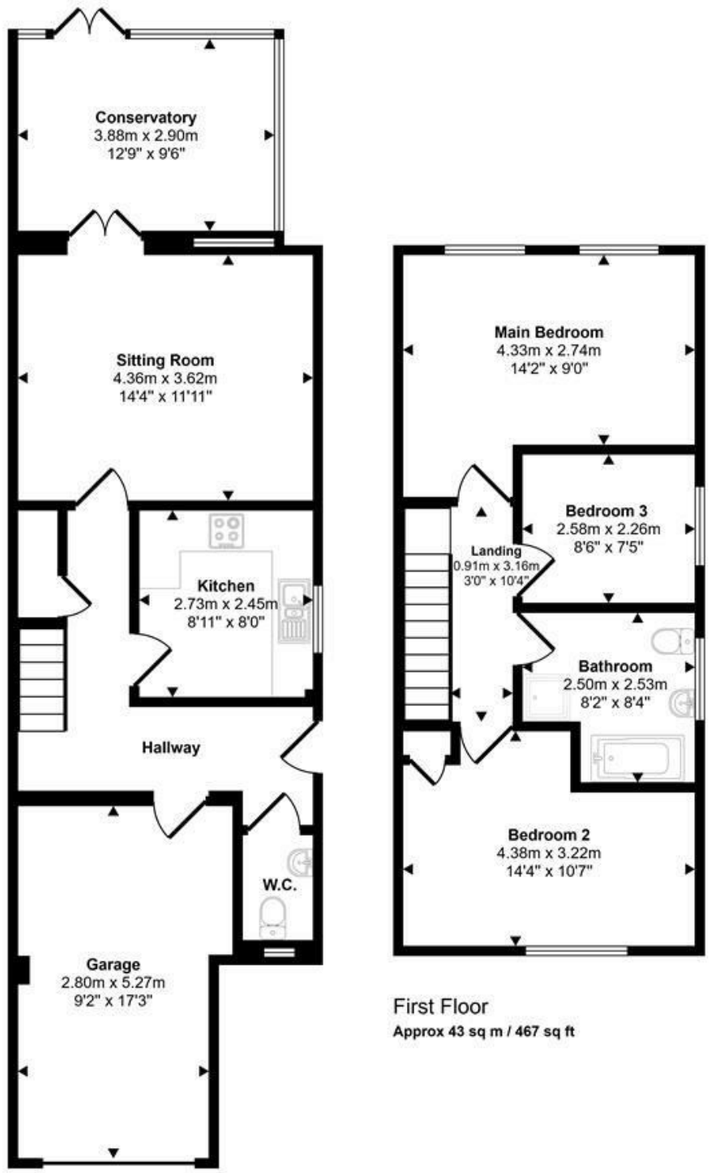
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selling and letting properties



Approx Gross Internal Area
108 sq m / 1163 sq ft



Ground Floor
Approx 65 sq m / 695 sq ft

First Floor
Approx 43 sq m / 467 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.

Westcombe
Templecombe

Guide Price
£260,000

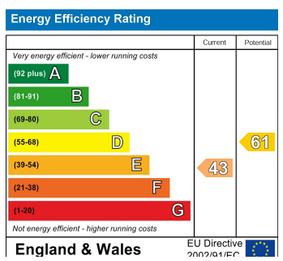
*** Viewing highly recommended to appreciate the space and privacy this property has to offer *** A well-presented three bedroom semi-detached home set within the Somerset village of Templecombe, benefiting from its own mainline railway station with direct services to London Waterloo and Exeter. Both the Abbey town of Sherborne and Wincanton are just a short drive away offering a good range of everyday shopping and amenities.

The accommodation comprises a well-proportioned sitting room, conservatory, modern kitchen, ground floor WC and integral garage with access from the hall on the ground floor. On the first floor there are two large double bedrooms, a single bedroom and a large family bathroom. Thoughtfully improved and updated by the current owner with a new bathroom, kitchen and decorated throughout, the garden has also been relandscaped creating a home that is ready to move straight into. This is a well maintained, well considered home that would suit a wide range of buyers and an early viewing is recommended to fully appreciate what is on offer.

Outside an enclosed south westerly facing rear garden enjoys a good level of privacy. There is a private gravelled area directly outside the double doors leading from the conservatory, sheltered by trellis and mature climbers with steps rising to the main level lawn and well-established planting throughout. To the front of the property is a driveway with off road parking for two cars and an integral garage to complete the plot

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk















The Property

Inside
Ground Floor
When entering through the front door into the hallway, the property flows backwards towards the main reception room and rear of the house and garden. The kitchen is located off the hallway and has been recently refitted with modern shaker style units and wood effect worktops, with a built-in oven and induction hob, creating a practical and well considered space. The principal reception room/well-proportioned sitting room opens up from the end of the hall spreading across the full expanse of the floorplan with double doors and window allowing for natural light to flood in leading directly through to the conservatory, a bright and versatile additional reception space enjoying views over the rear garden. There is a ground floor WC conveniently situated at the front of the hallway next to the door leading into the integral garage.

First Floor
From the hall stairs rise to the first-floor landing where three bedrooms are found. There are two large double bedrooms, with bedroom two having a small built in fitted wardrobe. There is a third bedroom which is a generous single room. A large recently refitted family bathroom, with separate bath and shower serves all three bedrooms.

Outside
Garden
To the rear is an enclosed south westerly facing garden which enjoys a good level of privacy. This is prominently laid to lawn with two gravelled areas at each end and well-established planting throughout. The garden has been attractively relandscaped with two levels by the current owner to provide both a large lawn and a private space featuring trellis fencing and mature planting creating a pleasant and well considered outdoor space.

Parking
A driveway to the front of the property offers off road parking for two cars alongside an integral garage accessible from both the driveway and within the property.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Electric Boiler
Instant Hot Water System
Mains Drainage
Upvc Double Glazing
Freehold

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 0LH

what3words blotchy.populate.name

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.