

Total area: approx. 99.1 sq. metres (1066.9 sq. feet)



HAMBLETON
ESTATE AGENTS

**4 WEST STREET
TEMPLECOMBE
BA8 0LG**



£220,000

- ◆ SEMI-DETACHED HOUSE IN NEED OF UPDATING
- ◆ THREE BEDROOMS ◆ LARGE LOUNGE/DINING ROOM
- ◆ KITCHEN ◆ GOOD SIZE GARDEN ◆ ELECTRIC HEATING
- ◆ DOUBLE GLAZED WINDOWS ◆ POTENTIAL TO EXTEND (STPP)
- ◆ NO ONWARD CHAIN ◆ LOW COUNCIL TAX BANDING

A three bedroom semi-detached house situated in a popular residential road within easy reach of local amenities. Although the property requires updating, it has been competitively priced allowing the new owner to create a home to their own taste and style. This will be an ideal investment or first time buy for those happy to carry out some updating.



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www.hambleton.net

LOCATION: Templecombe is situated in the beautiful Somerset countryside and is well placed for the many amenities on offer, including a mainline railway station (London Waterloo 2hrs), post office, welcoming community café and Co-op convenience store. There is the village Church, primary school and doctor's surgery with dispensary, and the village hall offers space for community clubs (bowls, youth, mums & toddlers), while the recreation ground has a tennis court and skate park. A big attraction of Templecombe is its accessibility, being situated close to both the A303 and the A30 with fast routes east and west towards the motorway network. The mainline station is an obvious draw, while local comprehensive shopping, cultural and leisure amenities are found close by in the towns of Sherborne, Wincanton, Shaftesbury and Yeovil. To the south, the World Heritage Jurassic coast is within easy striking distance. The area is renowned for its schools, both independent and state and the surrounding countryside, much of which is an area of outstanding natural beauty, is a playground for sporting and leisure pursuits such as walking, riding, cycling, golf and field sports. There are village cricket clubs close by and sailing and other water sports are readily accessible on the south coast.

ACCOMMODATION

Storm Porch with composite front door to:

ENTRANCE HALL: Dimplex Quantum storage heater and stairs to first floor.

SITTING/DINING ROOM: 20’10” x 11’10” A large light and airy room with double glazed windows to the front and rear aspects, Dimplex Quantum storage heater and coved ceiling.

KITCHEN: 14’2” (narrowing to 11’2” x 9’10”) Single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, larder, double glazed window to rear aspect overlooking the garden, Dimplex Quantum storage heater, electric cooker point, UPVC door to lobby giving access to a cupboard, covered sideways, store room and WC.

From the entrance hall stairs to:

FIRST FLOOR

LANDING: Double glazed window to front aspect and hatch to loft.

BEDROOM 1: 12’ x 10’11’ A spacious double bedroom with Dimplex Quantum storage heater, built-in double wardrobe and double glazed window to rear aspect.

BEDROOM 2: 12’ x 9’6” Dimplex Quantum storage heater and open built-in cupboard with fitted shelving and double glazed window to front aspect.

BEDROOM 3: 8’5” x 7’11” Radiator and double glazed window to rear aspect.

BATHROOM: Panelled bath, pedestal wash basin, low level WC, double glazed window and Dimplex electric panel heater.

OUTSIDE

FRONT GARDEN: A large front and side garden providing the opportunity to build an extension (subject to planning permission). The garden extends alongside the outhouse and leads to the rear garden which is of a good size and mainly laid to lawn.

PARKING: A gate provides access to off road parking.

ATTACHED OUTHOUSE/WC: An attached covered side path gives access to a store room (8’11” x 7’) and WC.

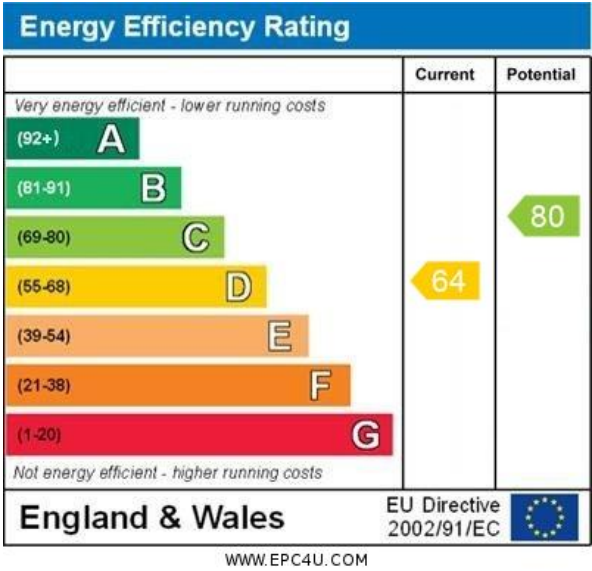
SERVICES: Mains water, electricity, drainage, and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: B

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

AGENTS NOTE: For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



Viewing Notes:-