



**HAMBLETON**  
ESTATE AGENTS

**12 CASTERBRIDGE PLACE  
TEMPLECOMBE  
BA8 0AF**



**£175,000**

- ◆ **DELIGHTFUL PENTHOUSE APARTMENT** ◆ **NO FORWARD CHAIN**
- ◆ **FAR REACHING VIEWS OVER THE BLACKMORE VALE**
- ◆ **SPACIOUS KITCHEN/DINER WITH INTEGRATED APPLIANCES**
- ◆ **TWO DOUBLE BEDROOMS** ◆ **ALLOCATED PARKING FOR TWO CARS**

# 12 Casterbridge Place, Templecombe, Somerset, BA8 0AF.

Casterbridge Place is a small development of seven houses and five apartments situated on the Somerset and Dorset border.

Number 12 is an impressive two bedroom penthouse apartment being positioned on the second floor with stunning views from the living room across the Blackmore Vale. The property is ideally placed within easy reach of a mainline train station serving London Waterloo and the West Country, alongside key village amenities.

The internal accommodation offers around 771 sq ft (71 sq m) of living space with characterful sloping ceilings, and a large sitting room featuring two dormer windows enjoying far reaching countryside views. In addition, there is a welcoming communal entrance with an entry phone system, two double bedrooms, spacious fitted kitchen with integrated appliances, bathroom and electric central heating via radiators and two allocated parking spaces.

**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

Door to:

**COMMUNAL ENTRANCE HALL:** Stairs to second floor and front door to :

**ENTRANCE HALL:** Hatch to loft space, airing cupboard housing Heatrae Sadia electric boiler providing central heating and domestic hot water.

**SITTING ROOM:** 19'9" x 12'3" (narrowing to 9'10") A spacious light and airy room featuring two dormer windows with stunning countryside views. Two radiators, storage cupboard, velux window and dado rail.

**KITCHEN:** 16' x 9'3" Inset single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, integral

fridge/freezer and washing machine, built-in double oven with electric hob over and filter hood over, radiator, two velux windows, smooth plastered ceiling with downlighters, tiled floor and dado rail.

**BEDROOM 1:** 13'3" x 11'5" Two velux windows, radiator, eves storage cupboard and dado rail.

**BEDROOM 2:** 12' x 9'10" Two velux windows, telephone point, radiator and dado rail.

**BATHROOM:** Panelled bath with shower unit over, shower screen, pedestal wash hand basin, close coupled WC, shaver point, radiator, tiled walls and velux window.

## OUTSIDE

**COMMUNAL GARDENS**

**PARKING:** Two allocated parking spaces.

**DIRECTIONS:** Upon entering Templecombe from the direction of Wincanton proceed through the village and turn right into Bowden Road. Casterbridge Place will be found immediately on the right.

**SERVICES:** Water, electricity, drainage and telephone all subject to the usual utility regulations.

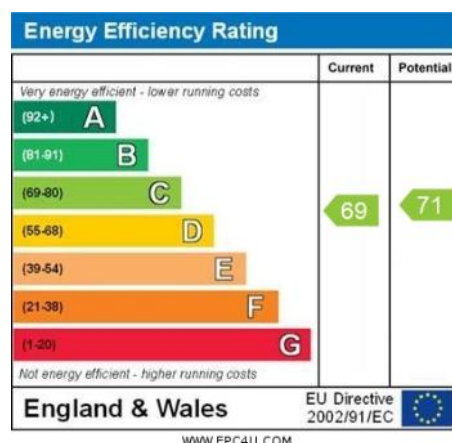
**COUNCIL TAX:** C

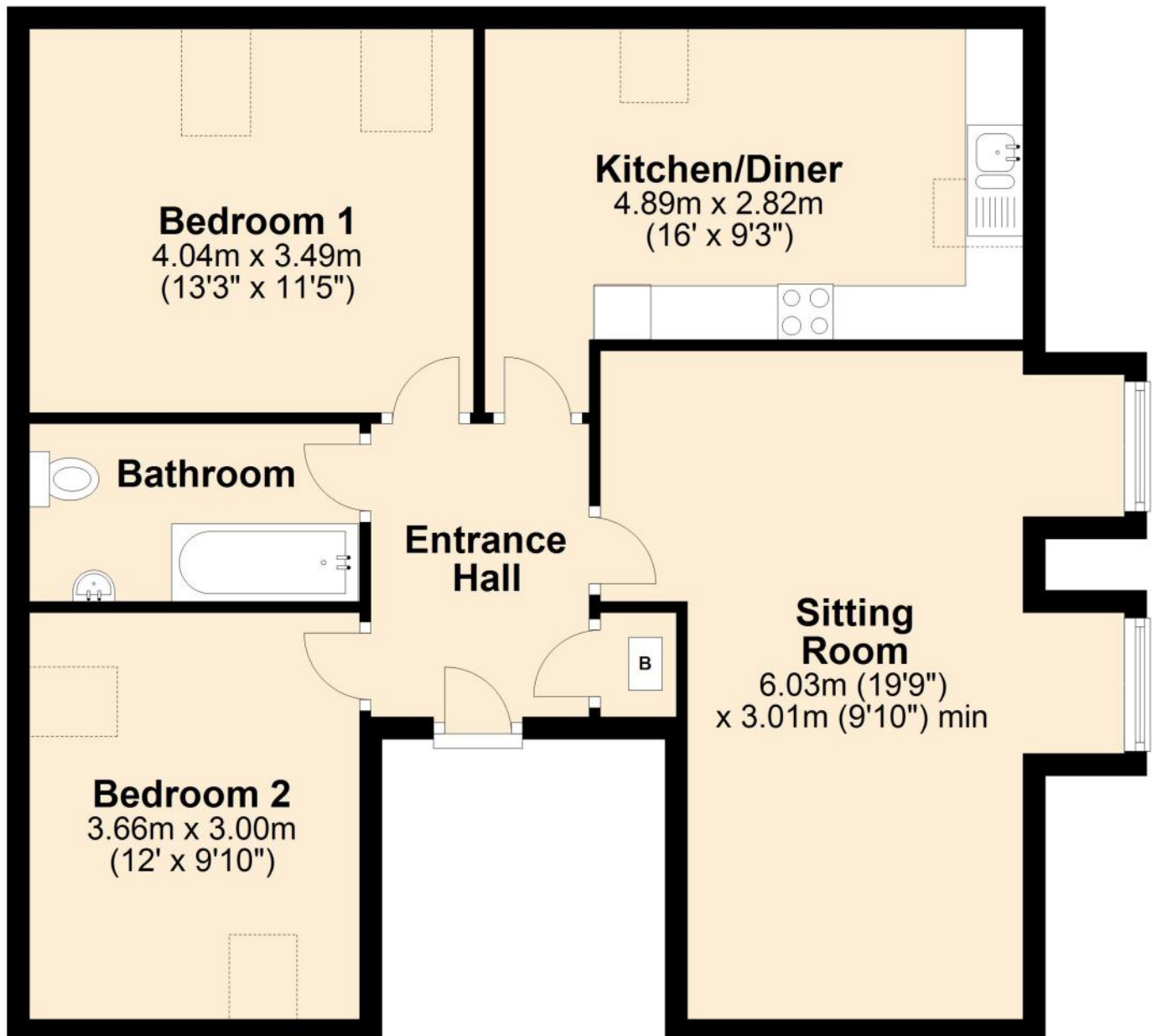
**TENURE:** Leasehold: 125 years from 1st January 2009. (109 Years remaining)

**SERVICE CHARGE:** £1,680 Per year

**GROUND RENT:** £125 per annum.

**VIEWING:** Strictly by appointment through the agents.





Total area: approx. 74.0 sq. metres (796.5 sq. feet)





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**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

