



HAMBLETON
ESTATE AGENTS

**6 OVERCOMBE
TEMPLECOMBE
BA8 0LD**



£265,000

- ◆ **MATURE FAMILY HOME WITHIN A NO THROUGH ROAD**
- ◆ **SPACIOUS SITTING ROOM WITH OPEN FIRE**
- ◆ **FLEXIBLE DINING ROOM WITH OPEN-PLAN POTENTIAL**
- ◆ **LARGE REAR GARDEN, IDEAL FOR FAMILIES AND KEEN GARDENERS**
- ◆ **THREE BEDROOMS WITH GARDEN AND HILLTOP VIEWS**
- ◆ **OPPORTUNITY TO UPDATE AND PERSONALISE**

6 Overcombe, Templecombe, Somerset, BA8 0LD.

Set on a no-through road within an established residential area, this three bedroom end-terrace house offers spacious accommodation set within a large garden, perfect for families or gardening enthusiasts.

The ground floor features a light filled sitting room with an open fireplace serving as a focal point. A separate dining room provides flexibility for various uses and also presents the potential to create an open-plan layout by removing the dividing wall (subject to building regulations). The well-proportioned kitchen offers direct access to the rear garden, while the family bathroom completes the ground floor accommodation.

Upstairs, there are three bedrooms, two of which are generous doubles with delightful views over the rear garden and rolling hilltops beyond.

The rear garden is a standout feature, enclosed by a brick wall and offering ample space for outdoor entertaining, play, or further landscaping.

There is also scope to update the property, offering the opportunity to create a home to your own taste and style.

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, mums & toddlers and there is a separate scouts hut), while the recreation ground has a tennis court and BMX track. 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 IN DETAIL:

Front door to:

ENTRANCE HALL: Storage heater, large understairs cupboard and storage heater.

SITTING ROOM: 14'6" x 11' A light and airy room with an open fire, double glazed window to rear aspect, storage heater and picture rail.

DINING ROOM: 10'5" x 10'5" (min) Attractive fireplace (not in use) storage heater, picture rail and double glazed window to front aspect.

KITCHEN 12'2" x 7'9" Inset 1¼ bowl single drainer sink unit with cupboard below, further range of wall and base units with a drawer line and work surface over, space and plumbing for washing machine, wall mounted Dimplex heater, two double glazed windows to rear aspect and door to rear garden.

BATHROOM: Panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled to

splash prone areas, double glazed windows to front aspect, extractor and Dimplex fan heater. Electric shower point (shower not fitted).

From the entrance hall stairs to:

FIRST FLOOR

LANDING: Airing cupboard housing hot water tank, storage heater and double glazed window to front aspect.

BEDROOM 1: 15' max x 10'3" Painted cast iron fireplace (not in use) Double glazed window to rear aspect with an outlook over the garden, storage cupboard, picture rail and wall mounted electric heater.

BEDROOM 2: 12' max x 11'2" Painted cast iron fireplace (not in use) double glazed window overlooking the rear garden and wall mounted electric heater.

BEDROOM 3: 11' x 7" Double glazed window to front aspect and wall mounted electric heater.

OUTSIDE

FRONT GARDEN: This is mainly laid to lawn with a pathway providing access to the rear garden.

REAR GARDEN: This is one of the main features of the house being mainly laid to lawn enclosed by a brick wall. There are a number of mature shrubs and bushes and fruit bushes providing colour and interest within the garden and a Summerhouse.

AGENTS NOTE: Outline planning exists for the field to the rear of the Property: 22/03560/OUT. Please contact us for further details. The neighbouring property has the right to use a pathway to gain access to their garden.

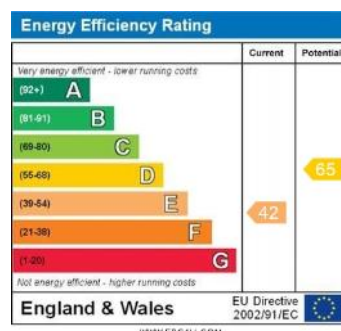
SERVICES: Mains water, electricity, drainage and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: B

VIEWING: Strictly by appointment through the agents.

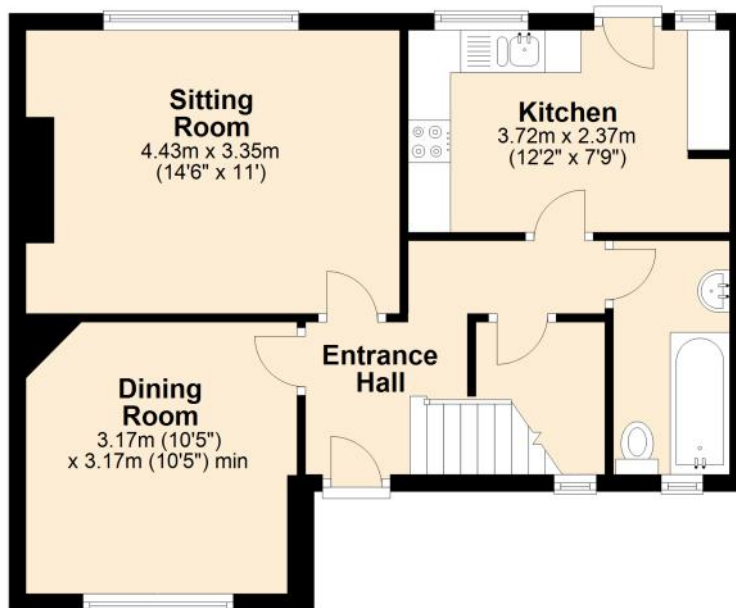
IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific 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.





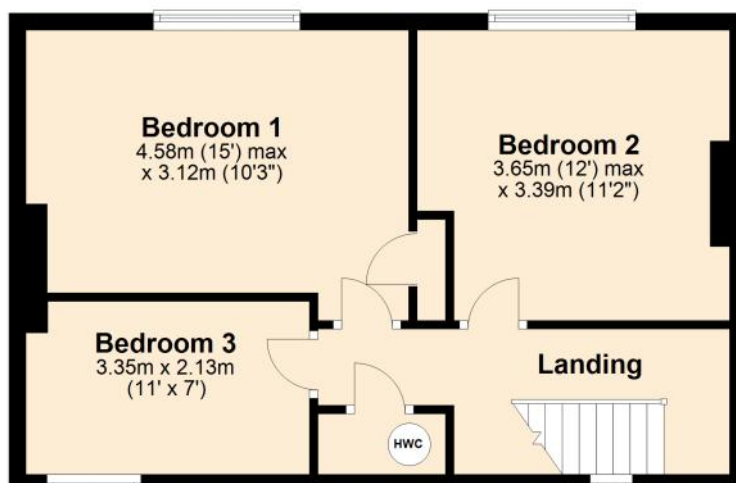
Ground Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)

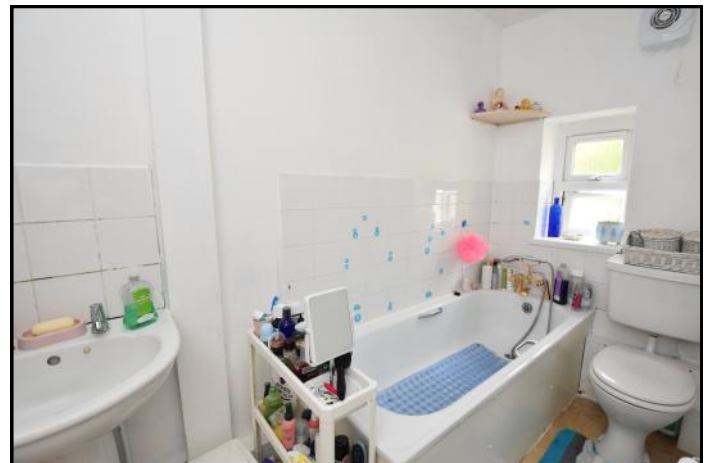


Total area: approx. 91.8 sq. metres (988.1 sq. feet)



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