



HAMBLEDON
ESTATE AGENTS

**71 YARNBARTON
TEMPLECOMBE
BA8 0JJ**



£285,000

- ◆ **IMPRESSIVE 3 BEDROOM CHALET BUNGALOW**
- ◆ **VERSATILE LIVING ACCOMMODATION**
- ◆ **LIGHT & AIRY SITTING ROOM** ◆ **FITTED KITCHEN**
- ◆ **OFF ROAD PARKING** ◆ **WET ROOM & EN-SUITE BATHROOM**
- ◆ **SOLAR PANELS** ◆ **ELECTRIC HEATING**
- ◆ **ATTRACTIVE LANDSCAPED GARDEN**

71 Yarnbarton, Templecombe, Somerset, BA8 0JJ

A delightful three bedroom chalet style bungalow situated within a small close on a mature residential development. The property has been greatly improved in recent years including an impressive loft conversion creating an additional bedroom, dressing room and en-suite bathroom. The ground floor accommodation is particularly spacious offering versatility throughout the home for individual needs. The sitting room is a particular feature with a large bow window providing an abundance of natural light. There are two bedrooms on the ground floor with the added convenience of a wet room on this level. Completing the accommodation is a large reception hall, kitchen and useful utility cupboard.

We highly recommend an internal viewing of this charming home which is suitable for both families and retirement.

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

UPVC double glazed front door with side windows to:

RECEPTION HALL: 16'6" x 9'1"

A spacious and versatile room with laminate wood flooring, storage heater, stairs to first floor, understairs cupboard and recess, smooth plastered ceiling and door to:

INNER HALLWAY: Storage heater, laminate wood flooring, smooth plastered ceiling with downlighters and built-in storage/utility cupboard housing the electric consumer unit.

SITTING/DINING ROOM: 17'2" x 12'6" A light and airy room featuring a bow window with an outlook to the front aspect, smooth plastered ceiling, storage heater, laminate wood flooring and fitted storage unit.

KITCHEN: 8'11 x 8'5" Inset 1¼ bowl single drainer sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, tall unit with built-in electric oven and microwave, inset ceramic hob, Dimplex fan heater, smooth plastered ceiling with downlighters, integrated slimline dishwasher, door to garden and secondary double glazed window with views over the garden and train station beyond.

BEDROOM: 1 14'5" x 9'4" Wall mounted electric heater, smooth plastered ceiling and double glazed window with an outlook over the rear garden.

BEDROOM: 2 12'10" x 7'10" Wall mounted electric heater,

recess ideal for wardrobes, smooth plastered ceiling and double glazed window overlooking the rear garden.

WET ROOM: Mira sports shower, close coupled WC, vanity wash basin unit, smooth plastered ceiling, tiled to splash prone areas, double glazed window and electric heated towel rail.

From the reception hall stairs with a modern glass balustrade to the first floor:

FIRST FLOOR

LANDING: A door gives easy access to a large attic storage area with boarding and light.

BEDROOM 1: 10'4" x 10'2" (excluding alcove recess) A light and airy room with wall mounted electric heater, velux style window with fitted blind, display alcove, laminate wood flooring, smooth plastered ceiling with downlighters and doors to dressing room and en-suite.

EN-SUITE BATHROOM: A modern white suite comprising close coupled WC with concealed cistern, vanity wash basin unit, panelled bath with mixer tap and shower attachment, smooth plastered ceiling with downlighters, velux window, electric Dimplex fan heater and tiled to splash prone areas.

OUTSIDE

To the front there is a driveway providing off road parking. The remainder of the garden is laid with loose stones ideal for additional parking or pots & tubs.

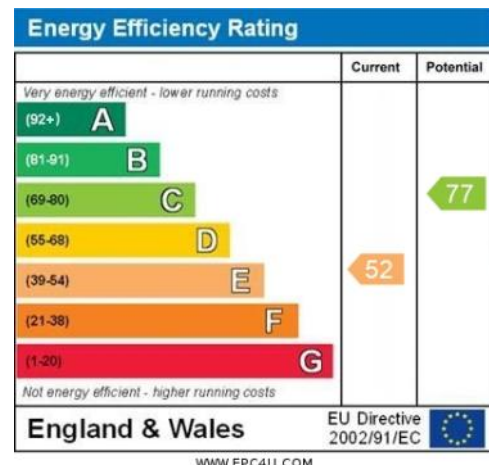
REAR GARDEN: An attractive terraced garden with the first part being laid to lawn with shrub and flower bed borders. Steps lead down to the lower garden which has been planted with a variety of trees including apple, pear, cherry and raspberry. From this area there is a pleasant outlook over the train station.

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

TENURE: Freehold

COUNCIL TAX BAND: C

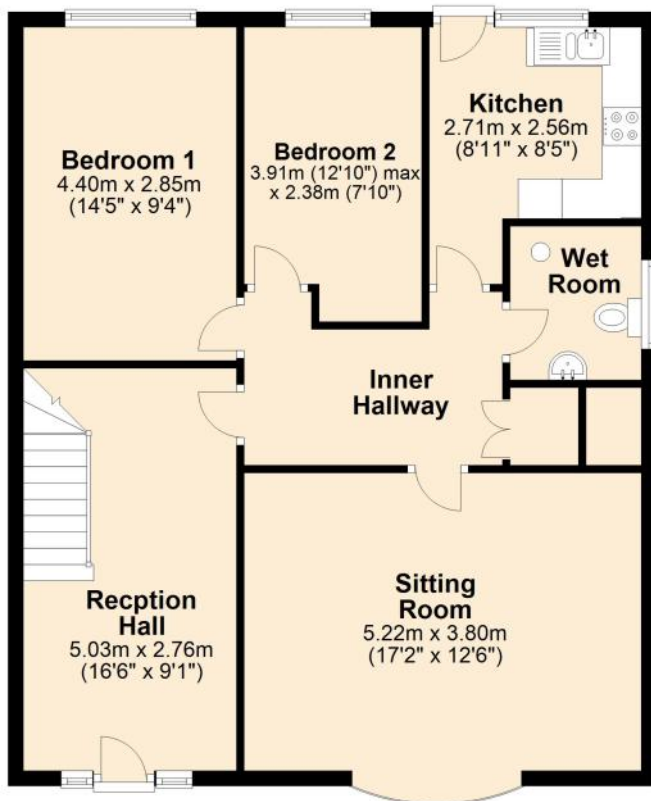
VIEWING: Strictly by appointment through the agents.





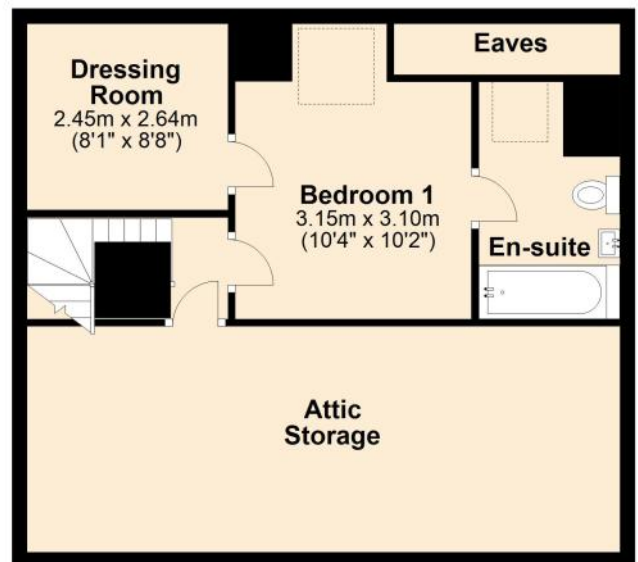
Ground Floor

Approx. 80.1 sq. metres (861.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 108.1 sq. metres (1163.3 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. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

