



11 Westcombe

Templecombe • Somerset • BA8 0HL


Property & Land Agents



■ DESCRIPTION

This well-presented three-bedroom terraced house is conveniently situated close to village amenities and provides well-proportioned accommodation throughout. The property benefits from a cosy sitting room with a feature wood-burning stove, three good size bedrooms, modern family bathroom, kitchen/breakfast room overlooking the garden. The substantial rear garden is a fantastic feature of this property and has the added benefit of a garage to the rear which is accessed via Merthyr Guest Close.

■ ACCOMMODATION

Storm porch covers a UPVC obscure stained glass double-glazed front door leads into the:

■ **ENTRANCE HALL** Stairs to the first floor, radiator, telephone point.

■ **SITTING ROOM** Cosy room with double glazed window to the front aspect, feature brick fireplace with decorative arch housing a multi-fuel wood burning stove and built-in cupboard to the side of the chimney breast, radiator, television and aerial points, doorway leading through to:



■ **KITCHEN/BREAKFAST ROOM** Fitted with a range of wall and floor mounted cream fronted hand built units with worksurface over, inset stainless steel sink and drainer with mixer tap, Merlin oil-fired central heating boiler, space for electric cooker, space and plumbing for washing machine, space for under worktop fridge, UPVC double glazed window to the rear overlooking the garden, radiator, quarry tiled floor, telephone point, a range of cupboards, understairs cupboard with light and power currently housing the tumble dryer, larder cupboard with the benefit of power, former cloakroom with power and lighting which now houses an upright fridge freezer and retains the plumbing should anyone wish to reinstate a ground floor WC. Half glazed door providing access to the rear garden.

■ FIRST FLOOR

From the entrance hall stairs rising to the:

■ **LANDING** Loft hatch with ladder access and doors leading to all rooms.



■ **BEDROOM ONE** UPVC double-glazed window to the front, picture rail, radiator, television aerial point, cast iron fireplace with timber mantle over, louvre style airing cupboard with shelving housing the hot water tank with additional cupboards above.

■ **BEDROOM TWO** UPVC double-glazed window overlooking the rear garden, cast iron feature fireplace with wooden mantle over, picture rail and radiator.

■ **BEDROOM THREE** UPVC double-glazed window to the front, radiator and wood effect laminate flooring.

■ **BATHROOM** Modern three-piece suite comprising panel enclosed bath, with Mira electric shower above, pedestal wash hand basin, low-level WC, heated towel rail, fully tiled walls, downlighters, double glazed obscure window to the rear.

OUTSIDE

To the front of the property, there is a gravel area with a concrete path to the front door fully enclosed by picket fencing.

■ **REAR** The rear garden is mostly laid to lawn with well-stocked flower beds and cherry trees. A patio area leads directly from the rear of the property, it has a useful outside tap and a path that leads along one side of the garden. The current owners have created an additional decked seating area which forms a feature of the garden and is perfectly positioned for evening outside entertaining and is bordered by well-stocked flowerbeds. The garden leads to a further area of raised flower beds, a gravel area, and a green house and leads to a pedestrian gate at the rear of the garden, giving access to the garage, which can also be accessed from Merthyr Guest Close.

■ **GARAGE:** Up and over door.



FEATURES

- Well Presented Terrace House
- Three Bedrooms
- Sitting Room with Woodburning Stove
- Kitchen/Breakfast Room
- Good Size Bathroom
- Garage
- Substantial Rear Garden
- Double Glazed Throughout
- Oil Fired Central Heating



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■ **LOCATION** The property lies close to the centre of the attractive village of Templecombe within walking distance of all the village amenities which include a shop/post office, a social club, a church, a primary school, a doctor's surgery and above all a mainline station that connects with London Waterloo. The Somerset town of Wincanton lies to the north and both the historic Abbey town of, Sherborne and the local regional centre of Yeovil lie to the west providing between them an excellent range of cultural, recreational, and shopping facilities. Sporting walking and riding opportunities abound within the area with many walks to be had from the village itself and golf clubs at both Sherborne and Yeovil. The region is well known for both public and privately funded schooling in addition to the mainline station in the village the A303.

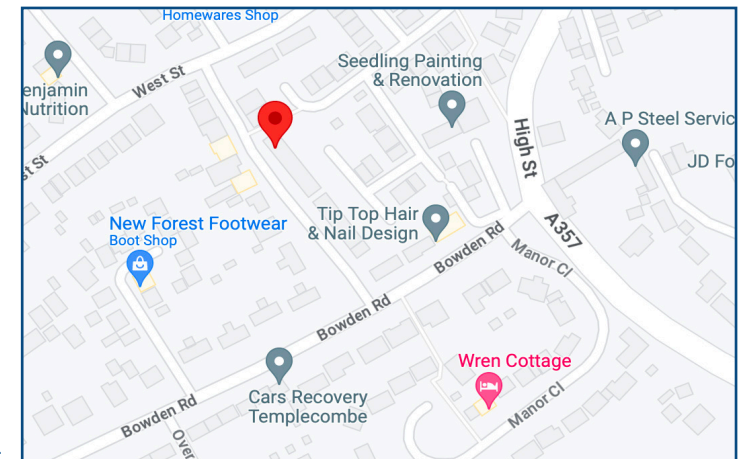
■ **SERVICES** Mains water, electricity, mains drainage, oil-fired central heating and telephone are all subject to the usual utility regulations.

■ **CAUTION** NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

■ **VIEWINGS** Strictly by appointment through the agents.

■ **COUNCIL TAX BAND** B

■ **TENURE** Freehold



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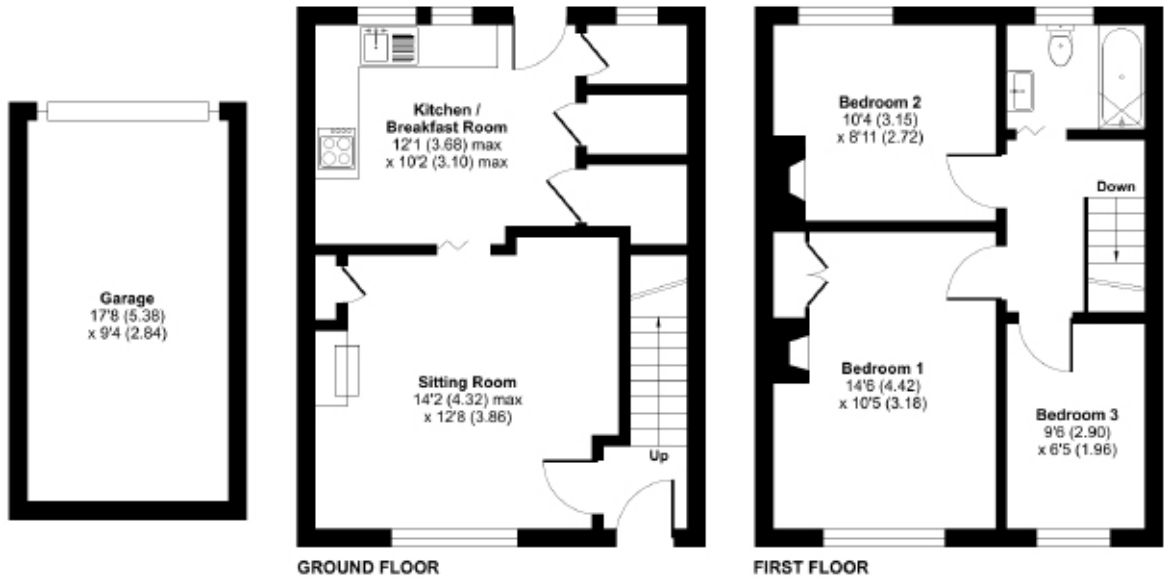
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FLOOR PLANS

Westcombe, Templecombe, BA8

Approximate Area = 806 sq ft / 74.9 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 971 sq ft / 90.2 sq m
For identification only - Not to scale



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickiejohn 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1943488

FOR CLARIFICATION

We wish to inform you 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 are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		