



# HAMBLEDON

ESTATE AGENTS

## **43 YARNBARTON TEMPLECOMBE BA8 0JJ**



### **£237,500**

**◆ 3 BEDROOM CHALET STYLE BUNGALOW**

**◆ SHORT WALK TO MAINLINE TRAIN STATION & CO-OP STORE**

**◆ SPACIOUS FIRST FLOOR LOFT CONVERSION ◆ WET ROOM**

**◆ TWO GROUND FLOOR DOUBLE BEDROOMS ◆ GARAGE**

**◆ OIL FIRED CENTRAL HEATING ◆ NO FORWARD CHAIN**

# 43 Yarnbarton, Templecombe, Somerset, BA8 0JJ.

Located within easy walking distance of a mainline railway station and a Co-op convenience store, this spacious three-bedroom chalet-style bungalow offers flexible and well-presented accommodation.

The property benefits from a loft conversion providing additional versatile living space, ideal as a principal bedroom, guest suite or hobby room.

The majority of the accommodation is arranged on the ground floor and includes an entrance hall, a bright sitting room with bow window, two double bedrooms, a wet room, and a kitchen overlooking the rear garden.

Externally, the property benefits from a driveway providing off-road parking and leading to a single garage. The garden enjoys a sunny aspect and a high degree of privacy.

While the property would now benefit from some updating, it presents an excellent opportunity for the new owners to modernise and create a home tailored to their own taste.

**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 to:

**ENTRANCE HALL:** Radiator, tiled floor, coat hooks and airing cupboard with radiator and slatted shelving for linen.

**SITTING/DINING ROOM:** 19'4" x 11'8" (max) A light and airy room with a double glazed bow window to front aspect, coved ceiling, two radiators and stairs to first floor.

**KITCHEN:** 11'2" x 8'6" Inset single drainer stainless steel sink unit with cupboard below, further range of wall and base units with work surface over, electric cooker point,

space and plumbing for washing machine, tiled floor, double glazed window and door to rear garden.

**BEDROOM 2:** 11'6" x 9'9" Radiator and double glazed window to rear aspect overlooking the garden.

**BEDROOM 3/Dining Room:** 10'8" x 9'2" Radiator and double glazed window to front aspect.

**WET ROOM:** Walk-in shower with fitted seat, low level WC, pedestal wash hand basin, fully tiled walls, double glazed window to side aspect, heated towel rail, grab handles and radiator.

From the sitting room stairs to first floor.

## FIRST FLOOR

**LANDING:** Open fronted cupboard with coat hooks and shelf. Door to:

**BEDROOM 1:** 14'7" x 11'9" A spacious double bedroom with double glazed window to side aspect, velux window to side aspect, eves storage cupboards, radiator and door to galleried landing.

## OUTSIDE

**FRONT GARDEN:** The front garden is mainly laid to lawn backed by a shrub border. A tarmac driveway leads to a single garage. Side gate to:

**REAR GARDEN:** A paved patio with raised planters leads to an area of lawn enclosed by timber fencing. Oil tank and water tap.

**GARAGE:** 16'11" x 8'10" Up and over door, light, power and oil fired Grant boiler.

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

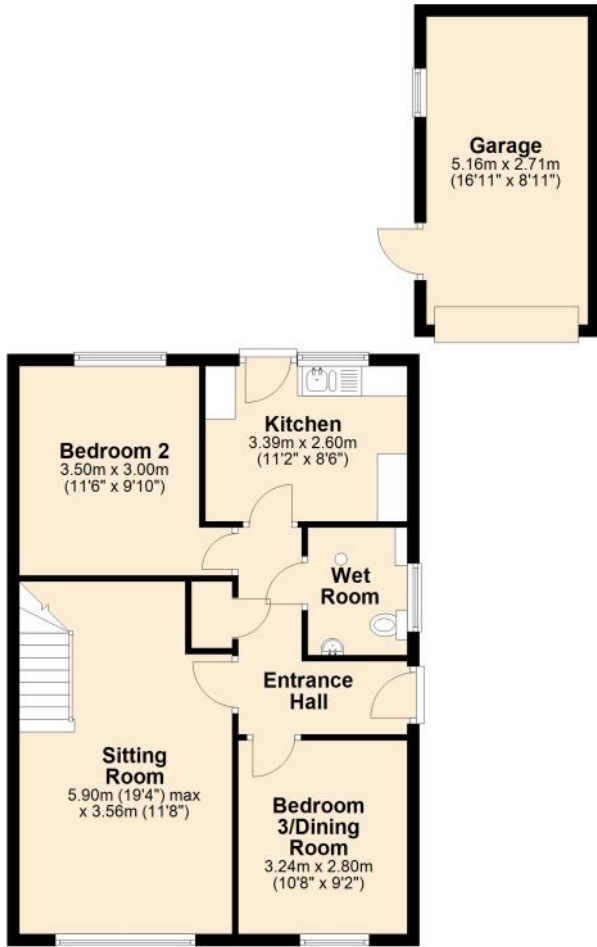
**TENURE:** Freehold

**COUNCIL TAX BAND:** C

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

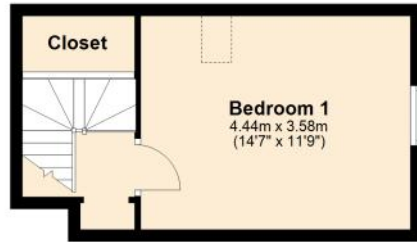
### Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



### First Floor

Approx. 22.7 sq. metres (244.1 sq. feet)



Total area: approx. 98.3 sq. metres (1058.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

