



HAMBLEDON

ESTATE AGENTS

3 TEMPLARS PLACE TEMPLECOMBE BA8 0JB



£129,950

- ◆ SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- ◆ ENTRANCE HALL ◆ LARGE LIVING/DINING ROOM
- ◆ MODERN FITTED KITCHEN ◆ STYLISH BATHROOM
- ◆ COUNCIL TAX BAND A ◆ ALLOCATED PARKING
- ◆ RADIATOR CENTRAL HEATING WITH ELECTRIC BOILER
- ◆ IDEAL FIRST TIME PURCHASE OR INVESTMENT

3 Templars Place, High Street, Templecombe, BA8 0JB.

An exceptionally well-presented first floor apartment, ideally positioned in the heart of Templecombe, just a short stroll from the mainline railway station and the Co-op convenience store. The property has been tastefully modernised over the years and features a stylish fitted kitchen and contemporary bathroom.

Unlike the majority of flats within Templars Place, which rely on night storage heating, this apartment has been significantly upgraded to benefit from a traditional central heating system with radiators, powered by an electric boiler.

The accommodation is generously proportioned and includes a spacious living/dining room with a large front-facing window that allows an abundance of natural light to flood the space. An opening from the dining area leads through to the modern fitted kitchen, which is well appointed with a range of grey, high-gloss units and ample worktop space.

There are two well-sized double bedrooms, both served by a sleek bathroom suite incorporating a combined WC and wash basin unit. Further notable features include double-glazed windows, allocated parking, and the benefit of an extended lease of 125 years from 2015.

This delightful home would make an ideal first-time purchase. For investors, the property also offers an excellent opportunity, with an existing tenant currently generating a monthly rental income of £725.

In summary, this is a superbly presented apartment offering modern living, a convenient location, and excellent investment potential.

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

Communal entrance with stairs to first floor and front door to:

ENTRANCE HALL: Radiator, smooth plastered ceiling, telephone point and airing cupboard housing an Heatrae Sadia electric boiler supplying the radiators and hot water.

LIVING/DINING ROOM: 16' x 11' Two radiators, double glazed window to front aspect, smooth plastered ceiling and feature mock fireplace.

KITCHEN: 9'6" x 8' An attractive stylish kitchen comprising inset single drainer sink unit with cupboard below, further range of grey gloss fronted base, drawer and carousel units with work surface over, integrated electric oven with electric ceramic hob over, smooth plastered ceiling, larder unit, space for tall fridge/freezer, double glazed window to rear aspect and plumbing for washing machine.

BEDROOM 1: 12'6" x 10'5" Radiator, double glazed window to front aspect and smooth plastered ceiling.

BEDROOM 2: 9'5" x 7'6" Radiator, double glazed window to rear aspect and coved ceiling.

BATHROOM: A stylish suite comprising panelled bath with mixer taps and shower attachment, wash hand basin with cupboard below, low level WC with concealed cistern, heater, towel rail, double glazed window to rear aspect, smooth plastered ceiling, tiled flooring and tiled to splash prone areas.

OUTSIDE

There is some communal gardens with drying areas. Steps lead up to a parking area with allocated parking for one vehicle.

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

TENURE: Leasehold, 125 years from 20 August 2015.

GROUND RENT: £150 per annum.

SERVICE CHARGE: In the region of £1,100 per annum.

COUNCIL TAX BAND: A

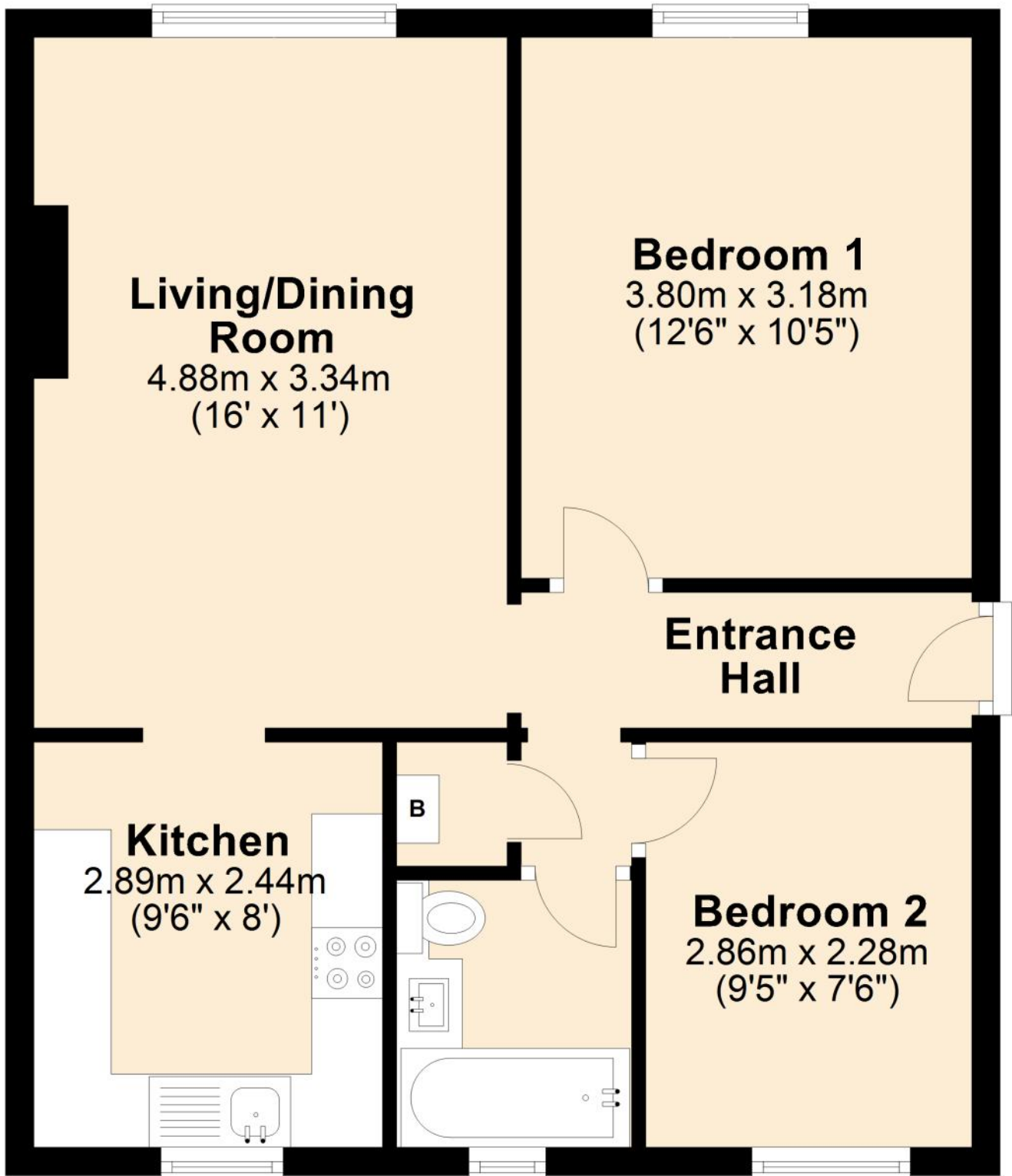
VIEWING: Strictly by appointment through the agents.

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 52.0 sq. metres (559.8 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 mis-statement 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.

