



# HAMBLEDON

ESTATE AGENTS

## **18 THE HAMLET TEMPLECOMBE BA8 0HJ**



### **£290,000**

- ◆ **INDIVIDUAL 3 BEDROOM HOUSE ON SMALL MATURE DEVELOPMENT**
- ◆ **VERSATILE LIVING ACCOMMODATION** ◆ **DOWNSTAIRS SHOWER ROOM**
- ◆ **POTENTIAL GROUND FLOOR BEDROOM** ◆ **LARGE KITCHEN**
- ◆ **SPACIOUS SITTING ROOM** ◆ **USEFUL REAR PORCH/BOOT ROOM**
- ◆ **TWO EN-SUITES** ◆ **INTEGRAL GARAGE**

**AN EARLY VIEWING IS HIGHLY RECOMMENDED**

# 18 The Hamlet, Templecombe, Somerset, BA8 0HJ.

A deceptively spacious three bedroom attached house situated within a small select development of individually designed properties. The house offers versatile living accommodation with the potential to use the dining room as an additional bedroom.

The front door opens to spacious sitting room with a fireplace as its focal point, and a double glazed sliding door opening to a paved patio ideal for al fresco dining. From the sitting room an archway leads through to a versatile dining room currently being used as a ground floor bedroom. An inner hallway opens to a fitted kitchen with plenty of units and a peninsula providing additional work surface and breakfast bar. Completing the ground floor is the convenience of a ground floor shower room and useful double glazed rear porch.

Moving upstairs, there are three bedrooms, two of which have en-suite facilities, one of which is a bathroom whilst the other a shower room.

Stepping outside, there is a double width driveway leading to an integral single garage (14'7" x 8'5"). The front garden is mainly paved for easy maintenance. There is a side path to a sunny aspect rear garden being mainly paved enclosed by a shrub and flower borders enclosed by fencing and a tall wall providing a high degree of seclusion.

**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 door to:

**SITTING ROOM:** 16'3" x 14'4" A light and airy room with double glazed window to front aspect, sliding patio door to rear garden, three radiators, coved ceiling and archway to:

**DINING ROOM:** 11'2" x 9' Radiator, coved ceiling and double glazed window to front aspect.

From the sitting room archway to inner lobby with doors to ground floor shower room and door to:

**KITCHEN/BREAKFAST ROOM:** 11'1" x 10'6" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, tray recess, peninsula work top/breakfast bar, oil fired boiler, radiator, space and plumbing for washing machine and dishwasher, double glazed window overlooking the rear

garden, coved ceiling, recess for electric cooker and door to:

**REAR PORCH:** UPVC double glazed construction with sliding door to rear garden.

**SHOWER ROOM:** Shower cubicle, low level WC, wash basin unit and double glazed window to side aspect.

From the sitting room stairs to first floor.

## FIRST FLOOR

**LANDING:** Radiator, coved ceiling and airing cupboard housing hot water tank.

**BEDROOM 1:** 11'3" x 8'4" A light and airy room with dual aspect double glazed windows to rear and side aspects. Coved ceiling, fitted wardrobe with chest of drawers attached, radiator and door to:

**EN-SUITE BATHROOM:** Panelled bath, low level WC, pedestal wash hand basin, radiator half tiled walls, coved ceiling, double glazed window and radiator.

**BEDROOM 2:** 13'9" x 8'6" A characterful room with sloping ceilings. Radiator, velux style window, built-in cupboard, eves cupboard, double glazed window to rear aspect and door to:

**EN-SUITE SHOWER ROOM:** Shower cubicle, low level WC, pedestal wash hand basin, double glazed window and radiator.

**BEDROOM 3:** 11'2" x 6'7" Radiator, coved ceiling and double glazed window to front aspect.

## OUTSIDE

**FRONT GARDEN:** The front garden is mainly paved for easy maintenance ideal for pots and tubs. There is a driveway leading to an integral single garage with light and power.

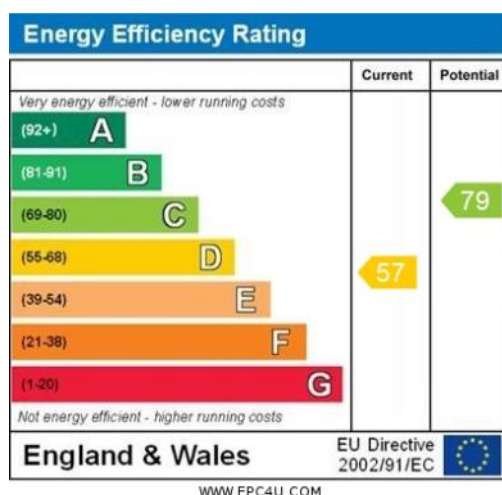
**REAR GARDEN:** An easy to maintain sunny aspect garden being mainly paved with a flower border enclosed by a stone wall and timber fencing.

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

**TENURE:** Freehold

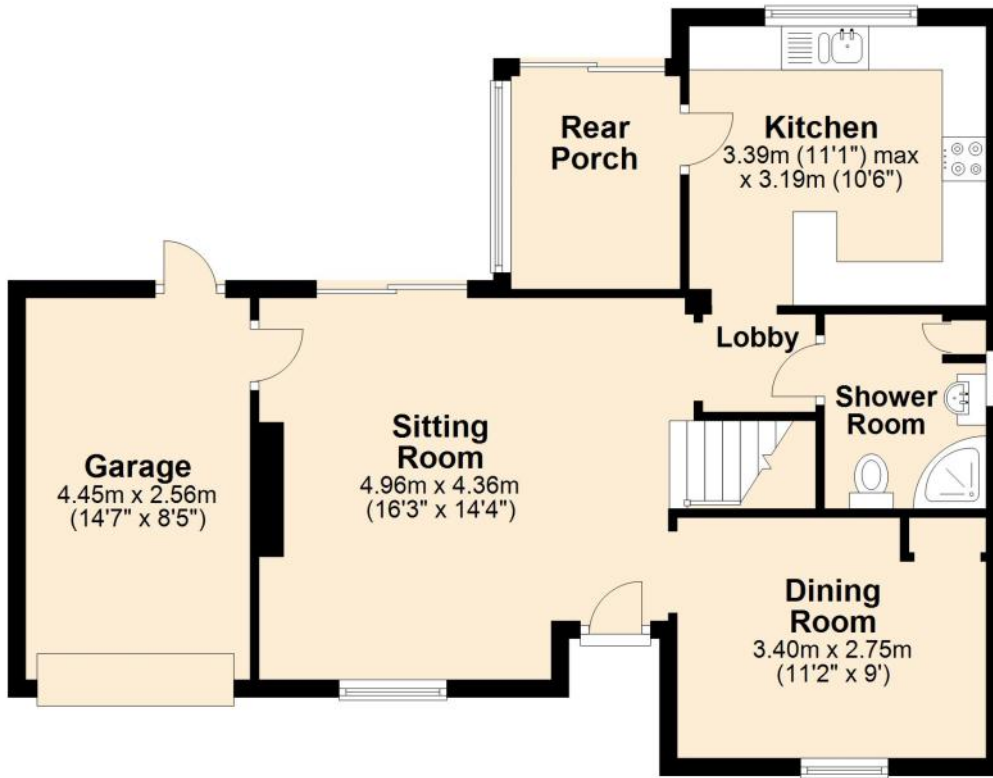
**COUNCIL TAX BAND:** D

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



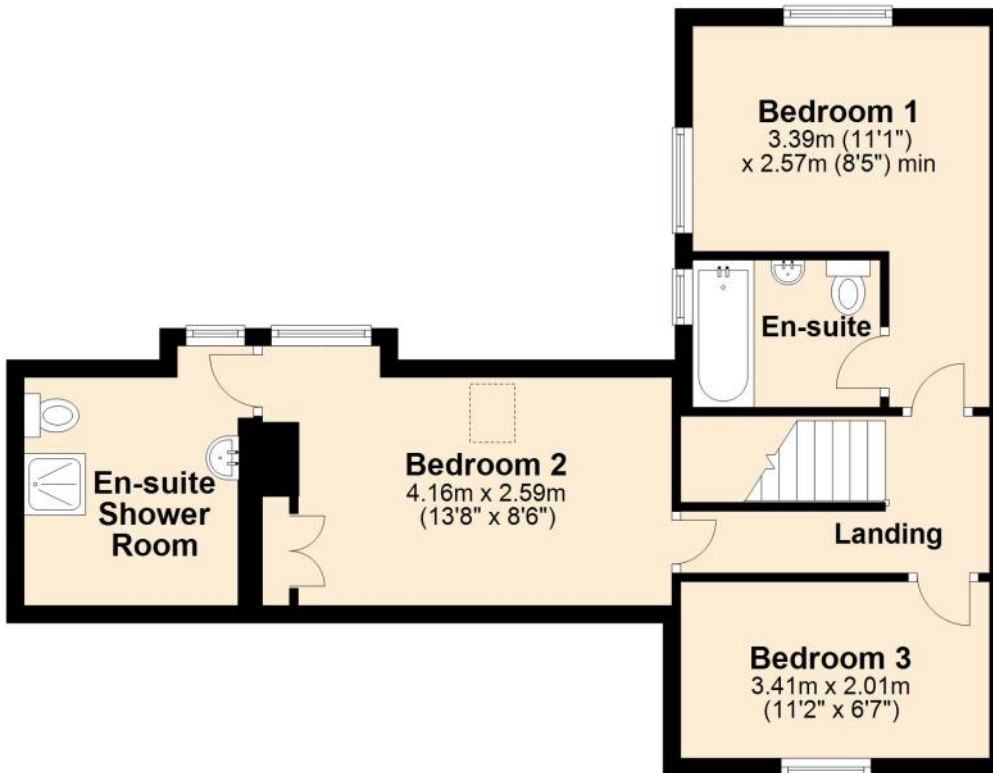
## Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



## First Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 114.7 sq. metres (1234.8 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. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

