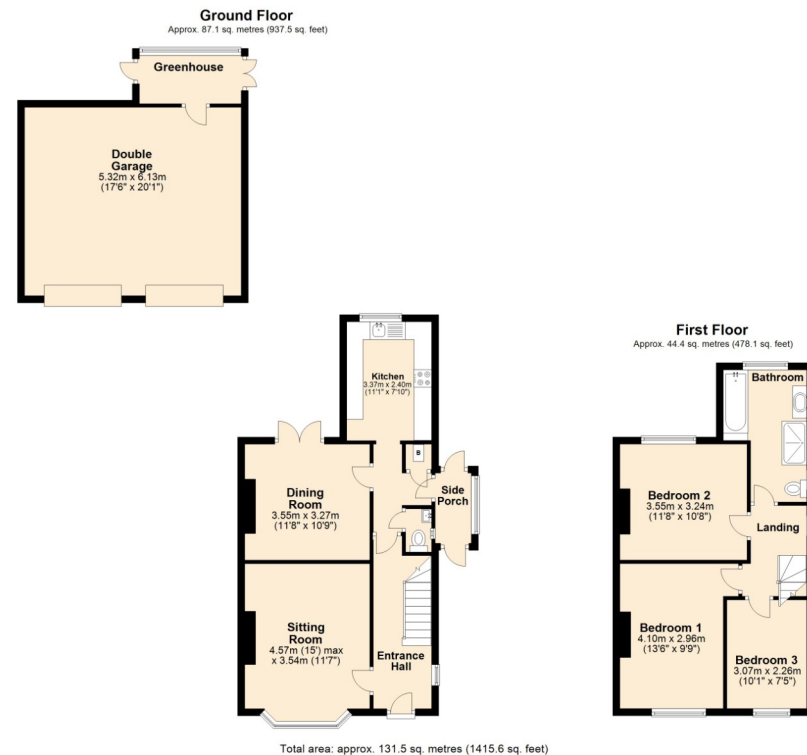




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**15 SLADES HILL  
TEMPLECOMBE  
BA8 0HF**



**£267♦500**

- ♦ ENTRANCE HALL ♦ SITTING ROOM WITH WOODBURNER
- ♦ DINING ROOM ♦ FITTED KITCHEN ♦ CLOAKROOM
- ♦ 3 BEDROOMS ♦ BATH/SHOWER ROOM ♦ DOUBLE GLAZING
- ♦ OIL FIRED CENTRAL HEATING ♦ LARGE GARDEN
- ♦ DOUBLE GARAGE AND PARKING ♦ SUMMER HOUSE

An attractive three bedroom semi-detached house situated within easy reach of the village centre and mainline railway station. This outstanding property is presented in exceptional order throughout and enjoys spacious living accommodation with many appealing features. There is a bright and airy sitting room with large bay and wood burning stove, separate dining room, modern fitted kitchen, downstairs cloakroom and stylish bath/shower room with double shower cubicle. The garden is a particular feature being of a generous size including a large summer house providing the perfect area to relax or entertain. There is also the benefit of a large double garage with electric remote doors, double glazed windows and far reaching countryside views.

**AN EARLY VIEWING IS HIGHLY RECOMMENDED**



**Tel: (01963) 34000 Fax: (01963) 34003**  
**19 High Street, Wincanton, Somerset BA9 9JT**  
**www.hambledon.net**

LOCATION: Templecombe is situated in the beautiful Somerset countryside. It has its own railway station with a regular service to Waterloo (2 hours). There is also a Post Office/Village Store, Doctor's Surgery, recreation ground with a tennis court, skateboard area, children's play area and a Social Club. A Village Hall holds other events such as a bowling club and a youth club. A Mum's and Toddler's Pre-School group and a Church of England voluntary aided Primary School. Morrisons supermarket is just 4 miles away on a bus route. Buses also run on a timetable to Yeovil, Wincanton, Gillingham and Shaftesbury.

ACCOMMODATION

UPVC double glazed front door to:

ENTRANCE HALL: Radiator, obscured double glazed window to side aspect, coved ceiling, understairs recess and laminate wood flooring.

SITTING ROOM: 15’ (into bay) x 11’7” Attractive fireplace with multi fuel wood burning stove, bay with double glazed windows to front aspect, radiator and coved ceiling.

INNER HALLWAY: Radiator, laminate wood flooring, cupboard housing Grant oil fired boiler supplying domestic hot water and radiators and door to side porch.

DINING ROOM: 11’8” x 10’9” Radiator, double glazed French doors opening to a timber decking terrace overlooking the garden.

KITCHEN: 11’1” x 7’10” A modern stylish kitchen comprising inset single drainer stainless steel sink unit with cupboard below, further range of shaker style wall, drawer and base units with solid wood block working surface over, built-in electric oven with inset ceramic hob above, modern white metro tiling, power socket with USB charger, double glazed window overlooking the rear garden, space and plumbing for washing machine, dishwasher and tumble dryer. Recess for fridge/freezer, laminate wood flooring, tray recess and wine rack.

CLOAKROOM: Modern suite comprising low level WC, wash hand basin with tiled splashback, downlighters and double glazed window to side aspect.

FIRST FLOOR

LANDING: Double glazed window to side aspect, coved ceiling and hatch to large loft space.

BEDROOM 1: 13’6” x 9’9” Double glazed window to front aspect, coved ceiling and radiator.

BEDROOM 2: 11’8” x 10’9” Radiator and double glazed window to rear aspect with far reaching countryside views.

BEDROOM 3: 10’1” x 7’5” Double glazed window to front aspect, coved ceiling and radiator.

BATH/SHOWER ROOM: A stylish suite comprising panelled bath with tiled splash back, vanity unit, double shower cubicle, low level WC, radiator, laminate wood flooring, eves cupboard, double glazed window to rear aspect with far reaching countryside views and double glazed window to side aspect.

OUTSIDE

FRONT GARDEN: The front garden is laid to lawn with a pathway leading to the front door. A concrete path gives access to an enclosed UPVC double glazed side porch with doors to the inner hallway and rear garden.

REAR GARDEN: This is a particular feature of the house being of a generous size and enjoying a sunny aspect. A timber decking terrace steps down to an expanse of lawn which then extends to a delightful seating area with a large summer house ideal for alfresco dining and entertaining. A gate at the rear of the garden opens to shared vehicular access with a double garage opposite.

DOUBLE GARAGE: 20’1” x 17’6” With twin remote control electric doors light and power. A door to the rear of the garage leads into a greenhouse with an outlook over adjoining fields. Rear vehicular access is via a driveway to the side of 9 Slades Hill.

SUMMER HOUSE 12’3” x 12’3” With light, power and decking in front with space for a hot tub.

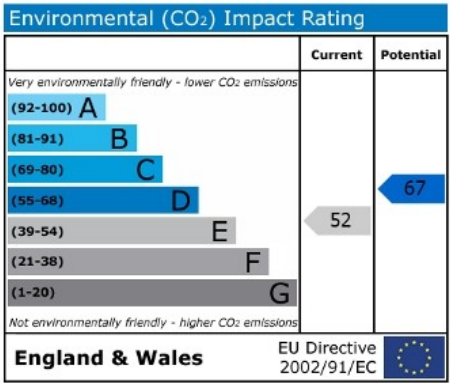
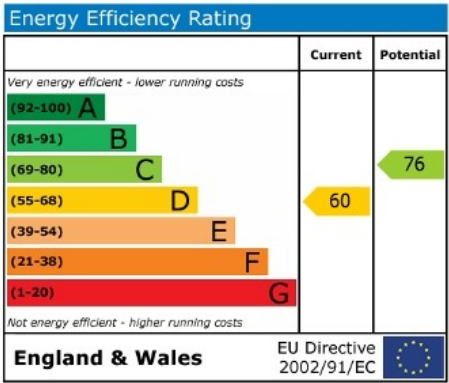
DIRECTIONS: From Wincanton take the A357 signed Templecombe. Upon reaching the village the property will be found on the right just before the first right hand turning.

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

COUNCIL TAX BAND: B

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.



PROPERTY MISDESCRIPTION ACT

We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Notes:-