



HAMBLETON

ESTATE AGENTS

69 BOWDEN ROAD TEMPLECOMBE BA8 0LF



£420,000

69 Bowden Road, Templecombe, Somerset, BA8 0LF.

Set within a mature residential road, this impressive three double-bedroom link detached house offers space, style, and potential to extend. The property is positioned on the edge of the village with countryside walks from the doorstep.

The generous layout rivals that of many four bedroom homes, and includes a sitting room which runs the full width of the house and features French doors leading out to a raised terrace, perfect for alfresco dining. The kitchen offers excellent space and functionality. However, for those looking to create a striking open-plan kitchen/diner, there is further potential to open up the area by removing the internal dividing wall (subject to building regulations). From the kitchen there is access to a large single garage with a utility area and cloakroom.

Upstairs, a galleried landing leads to three spacious bedrooms, including a principal bedroom with en-suite shower room, and a large family bathroom with scope for a separate shower.

Outside, the delightful rear garden is a true highlight, featuring an elevated terrace, lawned area, and a pergola covered seating space, all enclosed by mature hedging. A spacious driveway with turning area offers plenty of parking.

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 IN DETAIL:

GROUND FLOOR

A large canopy storm porch with light and composite front door to:

ENTRANCE HALL: Radiator, understairs recess, coved ceiling with downlighters and room temperature control.

SITTING ROOM: 20'2" x 13'7" A particularly spacious room with double glazed French doors opening to a timber decked terrace enjoying views over the garden and countryside beyond. Fireplace with polished wood mantle, fireside television plinth, coved ceiling and double glazed bow window to front aspect. Double doors to:

DINING ROOM: 15'7" x 9'3" Radiator, coved ceiling and double glazed patio doors opening to a timber decking path leading to the terrace.

KITCHEN: 10'5" x 9'4" Inset double basin sink unit with cupboard below, further range of matching limed oak wall and base units with a drawer line and work surface over, tray recess, double glazed window to front aspect, breakfast bar, radiator, coved ceiling with downlighters and door to garage.

From the entrance hall stairs to first floor.

FIRST FLOOR

GALLERIED LANDING: Linen cupboard with slatted shelving, radiator, double glazed window to front aspect and coved ceiling with hatch to loft.

BEDROOM 1: 13'7" x 10'11" Radiator, range of fitted bedroom furniture, coved ceiling and double glazed window to rear aspect with

hill top countryside views, and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, low level WC, wash basin, fully tiled walls, coved ceiling, electric shaver point, heated towel rail and double glazed window to rear aspect.

BEDROOM 2: 13'7" x 8'10" A spacious double bedroom with radiator, double glazed window to front aspect and coved ceiling.

BEDROOM 3: 11'7" x 9'3" Radiator, coved ceiling and double glazed window with countryside views.

BATHROOM: A large family bathroom with panelled bath, pedestal wash hand basin, low level WC, radiator, coved ceiling, tiled to splash prone areas, electric shaver point and double glazed window to front aspect.

OUTSIDE

GARAGE: A large single garage with utility area, oil fired boiler, consumer unit, water tap and doors to cloakroom and rear garden.

CLOAKROOM: Low level WC, wash basin, radiator, double glazed window and fitted shelving.

REAR GARDEN: The rear garden is a particular feature with a raised terrace ideal for alfresco dining and entertaining. The remainder of the garden is laid to lawn with a flower bed and pleasant seating area topped with a pergola. Oil tank.

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

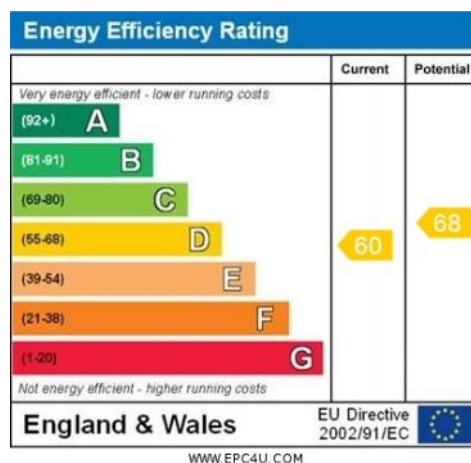
AGENTS NOTE: Outline planning exists for the field to the rear of the Property: 22/03560/OUT. Please contact us for further details.

COUNCIL TAX BAND: E

TENURE: Freehold

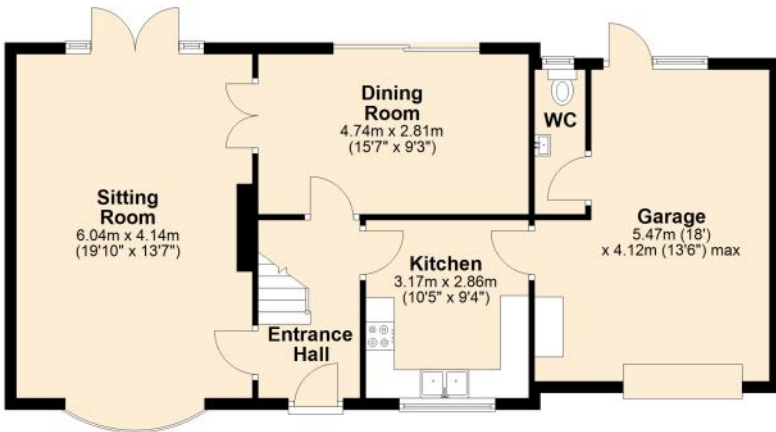
VIEWING: Strictly by appointment through the agents.

IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

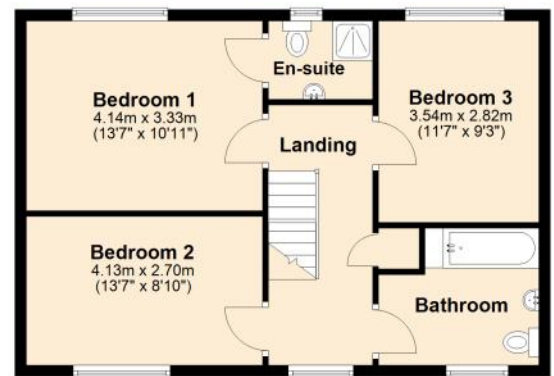




Ground Floor
Approx. 77.8 sq. metres (837.5 sq. feet)



First Floor
Approx. 54.4 sq. metres (585.1 sq. feet)



Total area: approx. 132.2 sq. metres (1422.6 sq. feet)





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