



Total area: approx. 120.8 sq. metres (1299.9 sq. feet)



HAMBLEDON

ESTATE AGENTS

**11 COLLINGHAM CLOSE
TEMPLECOMBE
BA8 0LR**



£340,000

- ◆ DETACHED HOUSE ◆ ENTRANCE HALL
- ◆ SITTING ROOM ◆ KITCHEN/DINER ◆ UTILITY ROOM
- ◆ CLOAKROOM ◆ 4 BEDROOMS ◆ EN-SUITE SHOWER ROOM
- ◆ FAMILY BATHROOM ◆ LARGE DOUBLE GARAGE
- ◆ DOWNSTAIRS STUDY ◆ EASY TO MAINTAIN GARDEN

A four bedroom detached house situated in a cul-de-sac on a small residential development. This impressive family home enjoys a spacious living room with French doors opening onto the garden, large kitchen/dining room fitted with a good range of modern units and integrated appliances, utility room, cloakroom, downstairs study, master bedroom with en-suite shower room, double width drive and a large double garage. This excellent family home is offered for sale with no forward chain.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



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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

Composite double glazed front door with glazed side window gives access to:

ENTRANCE HALL: Stairs rise to first floor, radiator, useful under stairs storage cupboard and smoke detector.

CLOAKROOM: Close coupled WC, pedestal wash hand basin with tiled splashback, extractor fan, wood effect vinyl flooring and radiator.

SITTING ROOM: 21'5" x 12'2" (narrowing to 10'8") A spacious dual aspect room with UPVC double glazed window to front aspect, double glazed French doors opening to the rear garden, two radiators, television and telephone points and glazed double doors through to:

KITCHEN/DINING ROOM: 18' x 8'5" Fitted with an excellent range of stylish wall, drawer and floor units with work surface over, inset stainless steel 1½ bowl sink and drainer, integrated single electric oven with four ring hob, built-in fridge/freezer and dishwasher. UPVC double glazed windows to rear aspect, radiator, downlighters and door to;

UTILITY ROOM: 6'6" x 6'5" Fitted with a base and wall unit, work surface inset stainless steel sink and drainer, integrated washing machine, wall hung oil fired boiler, radiator, downlighters, and UPVC double glazed window to side aspect.

STUDY/PLAY ROOM: 10'5" (max) x 9'4" UPVC double glazed windows to side aspect and radiator.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Hatch to loft space, radiator and door to airing cupboard which houses the hot water tank.

BEDROOM 1: 12'4" x 9'10" (to front of wardrobe) A double bedroom with UPVC double glazed window to front aspect, radiator, built-in wardrobe with shelf and hanging rail, and door to;

EN-SUITE SHOWER ROOM: Close coupled WC, pedestal wash hand basin, enclosed shower cubicle, UPVC double glazed window to front aspect, extractor fan, downlighting, tiled to splash prone areas and chrome heated towel rail.

BEDROOM 2: 9'1" x 9' (to front of wardrobe) A double bedroom with UPVC

double glazed window to front aspect, radiator and built-in wardrobe with shelf and hanging rail.

BEDROOM 3: 9' x 8'7" UPVC double glazed window to rear aspect, radiator and built-in wardrobe.

BEDROOM 4: 9'2" x 7'8" (to front of wardrobe) UPVC double glazed window to rear aspect, radiator and built-in wardrobe.

FAMILY BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, close coupled WC, UPVC double glazed window to rear aspect, extractor fan, downlighting, shaver point and chrome heated towel rail.

OUTSIDE

FRONT GARDEN: Gravel beds with paved path leads to the front door and continue along each side of the house to the rear garden. Tarmac driveway to:

DOUBLE GARAGE: 20'3" x 19'7" A large double garage with twin up and over door, UPVC double glazed door to side, light and power.

REAR GARDEN: Mainly laid to lawn with a paved patio immediately to the rear of the property. Oil tank.

SERVICES: Mains electricity and water. Oil fired central heating.

AGENTS NOTE: Collingham Close is a private road unadopted by the council.

COUNCIL TAX BAND: E

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:-