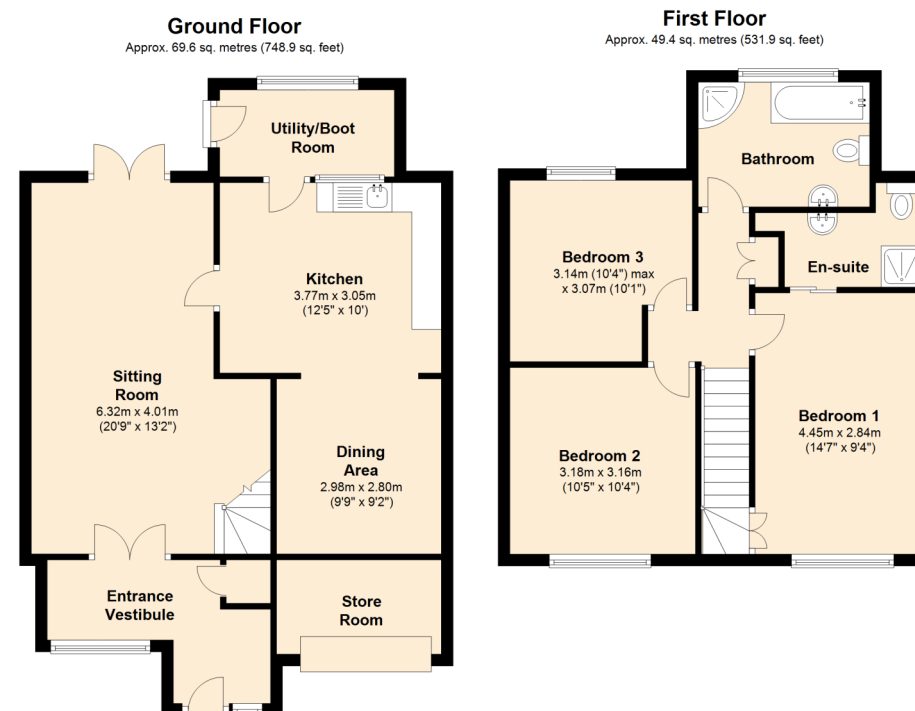




Total area: approx. 119.0 sq. metres (1280.9 sq. feet)



**H ♦ A ♦ M ♦ B ♦ L ♦ E ♦ D ♦ O ♦ N**  
♦ E ♦ S ♦ T ♦ A ♦ T ♦ E ♦ A ♦ G ♦ E ♦ N ♦ T ♦ S ♦

**15 MANOR CLOSE  
TEMPLECOMBE  
BA8 0LA**



**£250♦000**

- ♦ DELIGHTFUL FAMILY HOME WITH OUTSTANDING VIEWS
- ♦ ENTRANCE VESTIBULE ♦ SITTING ROOM ♦ KITCHEN/DINER
- ♦ UTILITY ROOM ♦ 3 BEDROOMS ♦ EN-SUITE SHOWER ROOM
- ♦ BATH/SHOWER ROOM ♦ LONG DRIVEWAY
- ♦ OIL FIRED CENTRAL HEATING ♦ DOUBLE GLAZED WINDOWS

A three bedroom semi-detached house situated in a glorious position with outstanding countryside views. This most appealing family home has been greatly improved by converting the integral garage into additional living accommodation creating a large kitchen/diner. The property has also been extended providing a spacious entrance vestibule, utility room and family bath/shower room. The master bedroom is a particular feature being of a generous size and enjoys the benefit of an en-suite shower room.

**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), post office/general store, Doctor's surgery, recreation ground with tennis court, skateboard area, children's play area and a social club. The 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 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

Double glazed front door to:

ENTRANCE VESTIBULE: A spacious entrance vestibule with tiled floor, radiator, double glazed window to front aspect, smooth plastered ceiling, cloaks cupboard and double doors to:

SITTING ROOM: 20’9” x 13’2” (narrowing to 10’1”) Timber fire surround, coved and smooth plastered ceiling, understairs recess, double glazed French doors leading out onto an area of decking ideal for al fresco dining and entertaining.

KITCHEN: 12’5” x 10’ A stylish fitted kitchen with a range of white gloss shaker style units. Inset single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with working surface over, breakfast bar, space and plumbing for dishwasher, coved and smooth plastered ceiling, tiled floor and opening to:

DINING ROOM: 9’9” x 9’2” Radiator, tiled floor and coved and smooth plastered ceiling.

UTILITY ROOM: 10’2” x 5’ Tiled floor, radiator, space and plumbing for automatic washing machine, double glazed window, door to rear garden and oil fired boiler supplying domestic hot water and radiators.

From the sitting room stairs to first floor.

FIRST FLOOR

LANDING: Radiator, hatch to loft and linen cupboard with shelving.

BEDROOM 1: 14’7” x 9’4” Radiator, double glazed window to front aspect, coved ceiling and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, low level WC, pedestal wash hand basin, tiled to splash prone areas, heated towel rail, tiled floor, fitted shelving and smooth plastered ceiling with downlighters.

BEDROOM 2: 10’5” x 10’4” Radiator, double glazed window to front aspect and coved ceiling.

BEDROOM 3: 10’4” x 10’1” (max) Radiator, coved ceiling and double glazed window to rear aspect with far reaching countryside views.

BATH/SHOWER ROOM: A stylish suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, shower cubicle, tiled to splash prone areas, radiator, tiled floor, smooth plastered ceiling and double glazed window to rear aspect with far reaching views.

OUTSIDE

FRONT GARDEN: To the front there is a driveway with an area of lawn to one side. Although the majority of the garage has been converted to provide additional living accommodation the front section has been retained to provide storage for bikes etc. Side path to:

REAR GARDEN: The outlook is a particular feature of the property backing onto open fields enjoying wonderful countryside views. An area of timber decking leads to a lawned area enclosed by fencing. Outside lighting, water tap and oil tank.

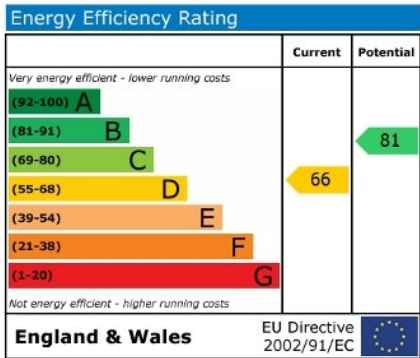
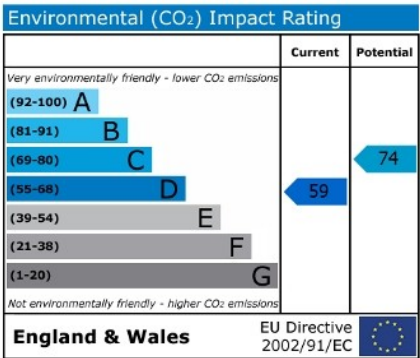
DIRECTIONS: From Wincanton take the A357 signed Blandford, upon reaching Templecombe proceed through the village toward the end of the residential area and turn right into Bowden Road and immediately left into Manor Close.

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

COUNCIL TAX BAND: C

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:-