



HAMBLEDON

ESTATE AGENTS

65 YARNBARTON TEMPLECOMBE BA8 0JJ



£165,000

- ◆ EXCITING RENOVATION PROJECT
- ◆ POTENTIAL TO EXTEND & CONVERT LOFT (STPP)
- ◆ TWO DOUBLE BEDROOMS ◆ LIGHT & AIRY SITTING ROOM
- ◆ ELECTRIC HEATING ◆ DOUBLE GLAZED WINDOWS
- ◆ GARAGE ◆ NO FORWARD CHAIN

65 Yarnbarton, Templecombe, Somerset, BA8 0JJ

An excellent opportunity to acquire a spacious two-bedroom semi-detached bungalow offering tremendous scope for improvement and modernisation throughout. Perfect for those seeking a rewarding renovation project—whether to re-sell, invest, or create a home tailored to personal taste and style.

Tucked away at the end of a small cul-de-sac, the property enjoys an elevated position with an open outlook to the rear overlooking Templecombe train station.

The front door opens into a generous hallway with convenient access to the integral garage. To the right, a bright and generously sized sitting room features a large bow window that floods the space with natural light. Both bedrooms are well-proportioned and benefit from double-glazed windows overlooking the rear garden. The kitchen, also located at the rear, includes a door opening to the garden, and the layout is completed by a family bathroom.

Outside, the gardens offer excellent potential to be transformed into something truly special. The front garden is of a good size and leads onto a wide paved area at the side—perfect for outdoor seating or entertaining. To the rear, a terrace enjoys an open outlook, while the sloping garden provides ample scope for creative landscaping and design.

This is a superb opportunity for anyone seeking a rewarding renovation project, with the added potential to extend or convert the loft (subject to the necessary consents), thereby creating an impressive and individual home in a desirable village location.

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, mums & toddlers and there is a separate scouts hut), while the recreation ground has a tennis court and BMX track. 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 front door to:

ENTRANCE HALL: A spacious hallway with airing cupboard housing hot water tank with immersion heater, coved ceiling and hatch to loft.

SITTING ROOM: 17'1" x 13' A light and airy room with a double glazed bay window to the front aspect, coved ceiling and electric radiator.

KITCHEN: 8'10" x 8'6" Inset single drainer stainless steel sink

unit with cupboard below, further range of wall and base units with work surface over, coved ceiling, double glazed window and door to rear garden.

BEDROOM 1: 14'7" x 9'4" Double glazed window to rear aspect, coved ceiling and electric radiator.

BEDROOM 2: 13' (max) x 8' Double glazed window to rear aspect and electric radiator.

BATHROOM: Bath, low level WC, pedestal wash hand basin and double glazed window.

OUTSIDE

The property enjoys the benefit of a good size front garden with a driveway leading to an integral garage. A wide paved area to the side of the property leads to the rear garden. Although the garden is currently overgrown, there is an opportunity to create a delightful landscape garden with far reaching views.

GARAGE: 17' x 9'4" An integral garage with light and power and a personal door giving access to the hallway.

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

TENURE: Freehold

COUNCIL TAX BAND: C

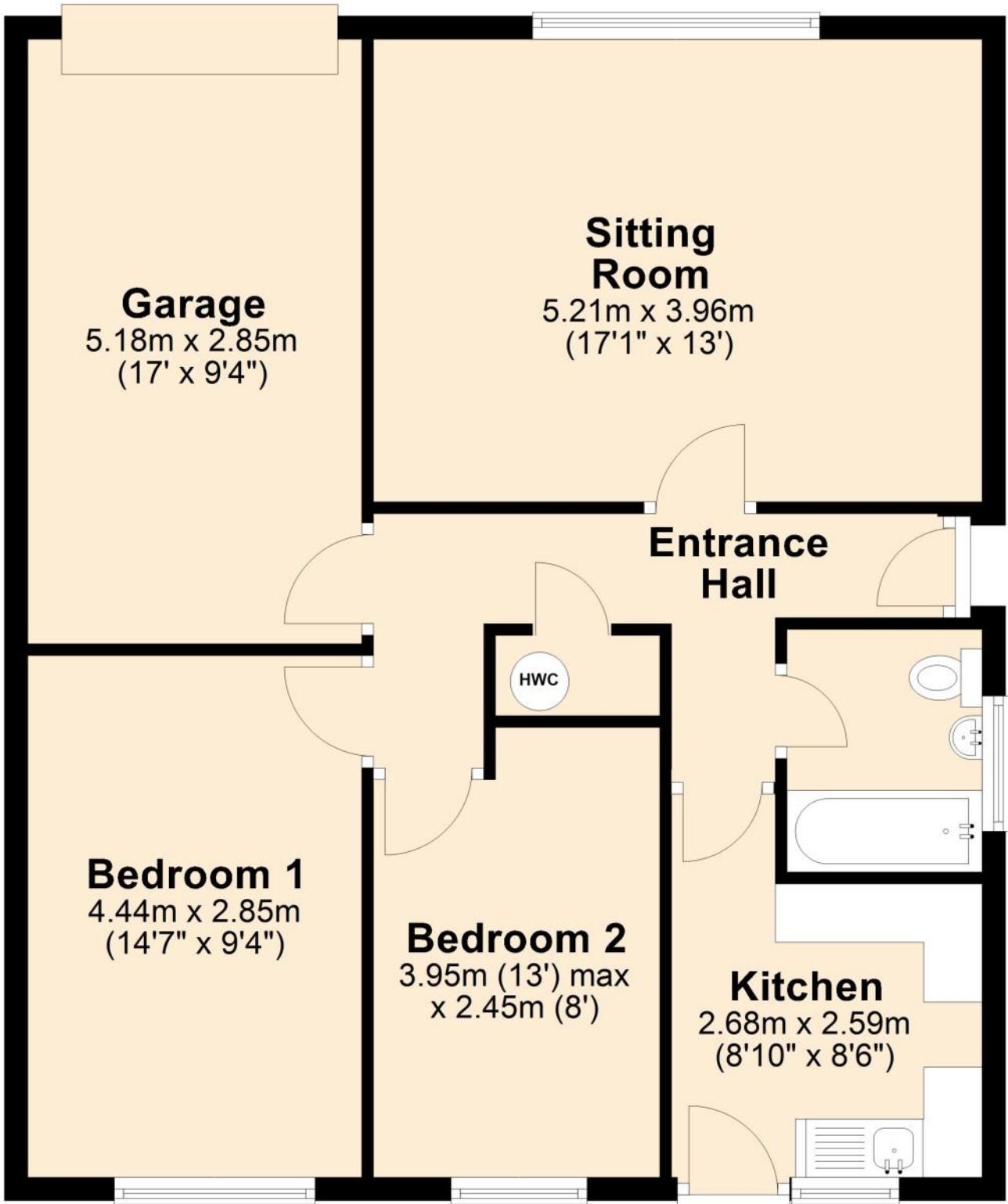
VIEWING: Strictly by appointment through the agents.

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 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 misstatement 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.

