



HAMBLETON
ESTATE AGENTS

**11 MANOR CLOSE
TEMPLECOMBE
BA8 0LA**



£295,000

- ◆ DELIGHTFUL THREE BEDROOM SEMI-DETACHED HOUSE
- ◆ SMALL RESIDENTIAL DEVELOPMENT ◆ SITTING/DINING ROOM
- ◆ SPACIOUS FITTED KITCHEN ◆ UTILITY/BOOT ROOM
- ◆ DOWNSTAIRS CLOAKROOM ◆ CENTRAL HEATING ◆ GARAGE
- ◆ ATTRACTIVE GARDEN ◆ NO ONWARD CHAIN

11 Manor Close, Templecombe, Somerset, BA8 0LA.

A wonderful opportunity to acquire this three bedroom semi-detached house, which has been thoughtfully extended to the rear to provide a practical utility/boot room and a convenient downstairs WC.

Occupying a pleasant position within a no-through road on a small mature development, the property enjoys countryside views to the rear. The front door opens into a useful entrance porch, offering ample space for coats and boots. Beyond, a spacious sitting/dining room benefits from double-glazed windows to both the front and rear, allowing plenty of natural light throughout the day. From the dining area, a door leads into a well-appointed kitchen, fitted with an excellent range of units and providing direct access to the utility/boot room.

On the first floor, there are three well-proportioned bedrooms and a family bathroom, with one bedroom enjoying views over the surrounding countryside.

Externally, the front garden is mainly laid to lawn, complemented by a resin driveway to the side providing off-road parking and access to the single integral garage. The garage offers potential for conversion into additional living accommodation, subject to the relevant building regulations. To the rear, the garden is of a manageable size and benefits from a sunny aspect, making it an ideal space for outdoor relaxation.

We highly recommend an internal viewing to fully appreciate this delightful home which is offered for sale with no onward chain.

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 PORCH: Obscure double glazed windows, shelf, coat rail and door to:

SITTING/DINING ROOM: 21' x 13'1" narrowing to 10'1" Two radiators, understairs recess, room temperature control, double glazed windows to front and rear aspects and door to:

KITCHEN: 12'6" x 10'1" Inset 1¼ bowl ceramic sink with cupboard below, further range of matching oak fronted wall drawer and base units with work surface over, built-in double oven with inset ceramic hob above, broom cupboard, display units, radiator, integrated dishwasher and door to:

UTILITY/BOOT ROOM: Radiator, oil fired boiler, inset stainless steel sink unit with cupboard below, space and plumbing for washing machine, double glazed windows and door to garden and door to:

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

From the sitting room, stairs to:

FIRST FLOOR

LANDING: Hatch to loft and double airing cupboard housing hot water tank with shelves for linen.

BEDROOM 1: 14'10" x 9'5" Radiator and double glazed windows to front aspect.

BEDROOM 2: 10'6" x 10'2" Radiator, wall to wall fitted wardrobes and double glazed window overlooking the rear garden and countryside beyond.

BEDROOM 3: 10'2" x 8" Radiator, wall top wall fitted wardrobes and double glazed window overlooking the rear garden.

BATHROOM: Panelled bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled to splash prone areas and double glazed windows to rear aspect.

OUTSIDE

A resin driveway edged on one side by a low wall leads to a single garage. The front garden is mainly laid to lawn bordered with mature shrubs and flowers. A resin pathway to the side of the house leads to a timber gate giving access to the rear garden. An easy to maintain garden with a paved patio leading to lawn enclosed by wood panel fencing. Oil tank and garden shed.

GARAGE: 16'4" x 9'1" Single integral garage with light and power.

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

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: Strictly by appointment through the agents.

AGENTS NOTE: Planning permission exists to build a housing development for the field to the rear of the property: South Somerset District Council planning application ref: 25/02930/DOC1

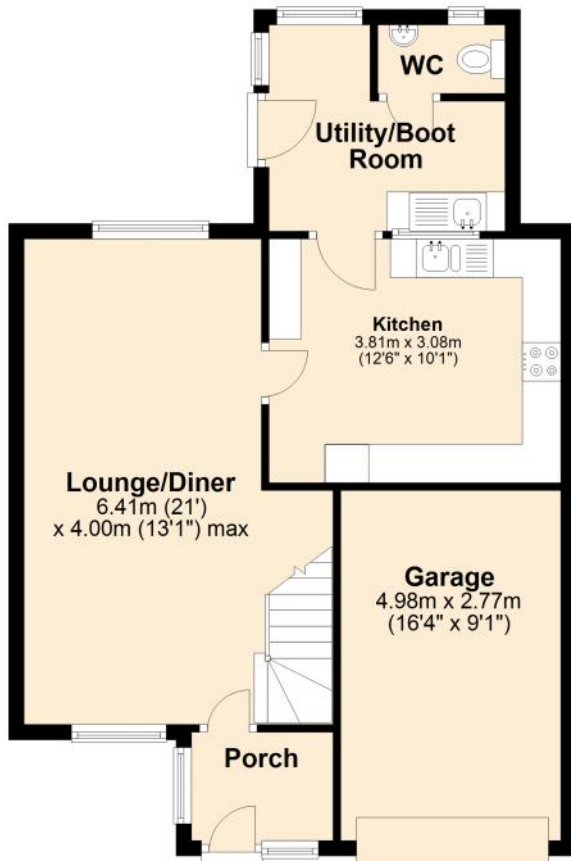
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



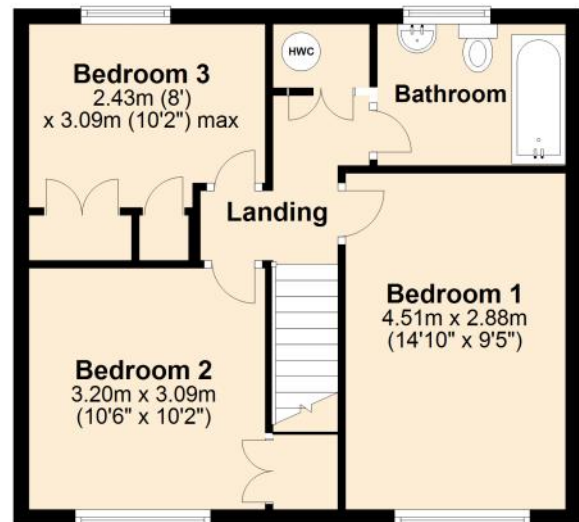
Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 101.0 sq. metres (1087.0 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.

