



**Templars Barton
Templecombe
Somerset
BA8**

Offers In Excess Of £215,000

bettermove

Templars Barton Templecombe

Bettermove are proud to present this 3 bedroom terraced house in Templecombe.

This property benefits from double glazing, and electric heating throughout, with off road parking available via a single garage.

The council tax band is B.

The interior of this well presented property comprises a spacious living/dining room, fitted kitchen, and WC on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

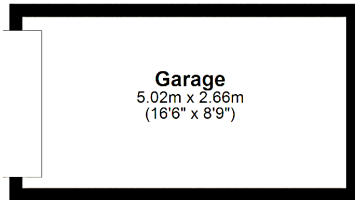
Located in the sought after village of Templecombe, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Templecombe Train Station, a variety of local bus routes, and quick access to the A303.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



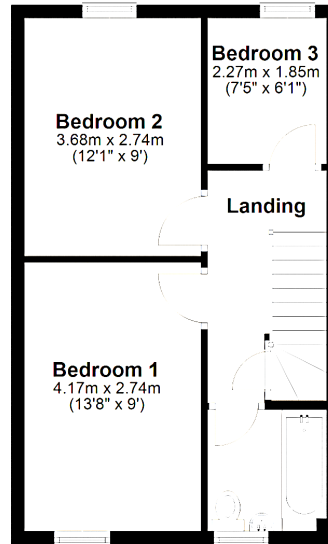
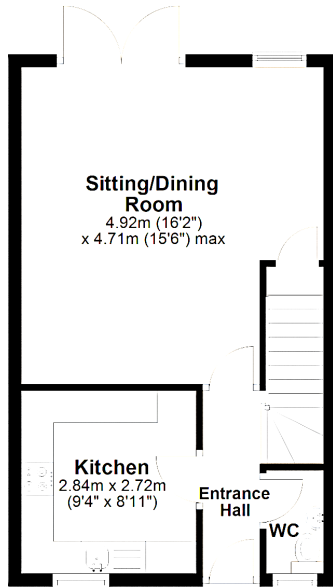
Ground Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		88
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk