KingsLand
Property & Land Agents



Collingham Close, Templecombe, Somerset, BA8

Guide Price: £327,500

Freehold

Collingham Close
Templecombe, Somerset, BA8

3 | 2 | 1 | 857 sq ft

Detached Property within a Cul-De-Sac Location

Bright Kitchen/Dining Room With French Doors

Principal Bedroom with Ensuite Shower Room

Single Garage and Driveway Parking

Solar Panels and High EPC Efficiency Rating

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ABOUT THE PROPERTY
A well-presented three-bedroom detached home in the popular village of Templecombe, featuring a bright kitchen/dining room, sitting room, and two bathrooms including an ensuite to the principal bedroom. Benefits include double glazing throughout, solar panels, a neatly presented garden with garden room and shed, plus a garage with an additional versatile garage space and driveway parking.











GROUND FLOOR

A welcoming entrance hall provides access to the principal rooms, with stairs rising to the first floor and a useful cloakroom fitted with WC and basin. The kitchen/ dining room is positioned to the rear of the property and is fitted with a range of white gloss cabinetry complemented by dark laminate worktops. Integrated appliances include a fridge/freezer, dishwasher, electric oven and hob with extractor above. The dining area offers a breakfast bar and ample space for a table and chairs, with French doors opening out to the rear garden. A door from the kitchen also provides internal access to the garage and a versatile garage room. The sitting room is located at the front of the property and is a bright and well-proportioned space, featuring an opening into the dining area and a front-facing bay window.

FIRST FLOOR

The first floor comprises of three bedrooms, ensuite and family bathroom. The principal bedroom is a generous double room with built-in wardrobe and ensuite shower room. Bedroom two is a further double, also benefitting from built in storage, while bedroom three is a well-sized single room, currently used as a home office. The family bathroom is fitted with a modern white suite, comprising a bath with shower over, WC and basin.

OUTSIDE

Situated within a cul-de-sac location, the property benefits from a single garage with driveway parking for one vehicle. A side gate provides access to the rear garden, which is predominantly laid to lawn, with a patio area adjoining the house providing space for outdoor seating and entertaining. The garden also benefits from a range of useful outbuildings, including a shed and summer house.

LOCATION

Templecombe is a well-connected village in the Somerset countryside, combining rural charm with everyday convenience. It has a mainline railway station with direct services to London Waterloo, along with a range of local amenities including a Co-op, primary school, doctors' surgery, church and active village hall. Its position near the A303 and A30 makes travel across the Southwest straightforward, while nearby towns such as Sherborne, Wincanton, Shaftesbury and Yeovil provide broader shopping, dining and leisure. Surrounded by attractive countryside, much of it designated as an Area of Outstanding Natural Beauty, the area is ideal for outdoor activities like walking, cycling and riding. The Jurassic Coast is also within easy reach, adding to Templecombe's appeal as a peaceful yet accessible place to live.

What3Words///stove.across.aimlessly



ADDITIONAL INFORMATION

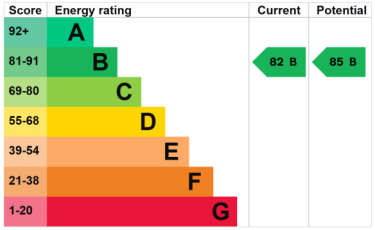
Tenure: Freehold
Council Tax Band: D
Local Authority: Somerset

Services: Oil-Fired Central Heating, Solar Panels, Mains Water, Mains Drainage, Full-Fibre Broadband, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

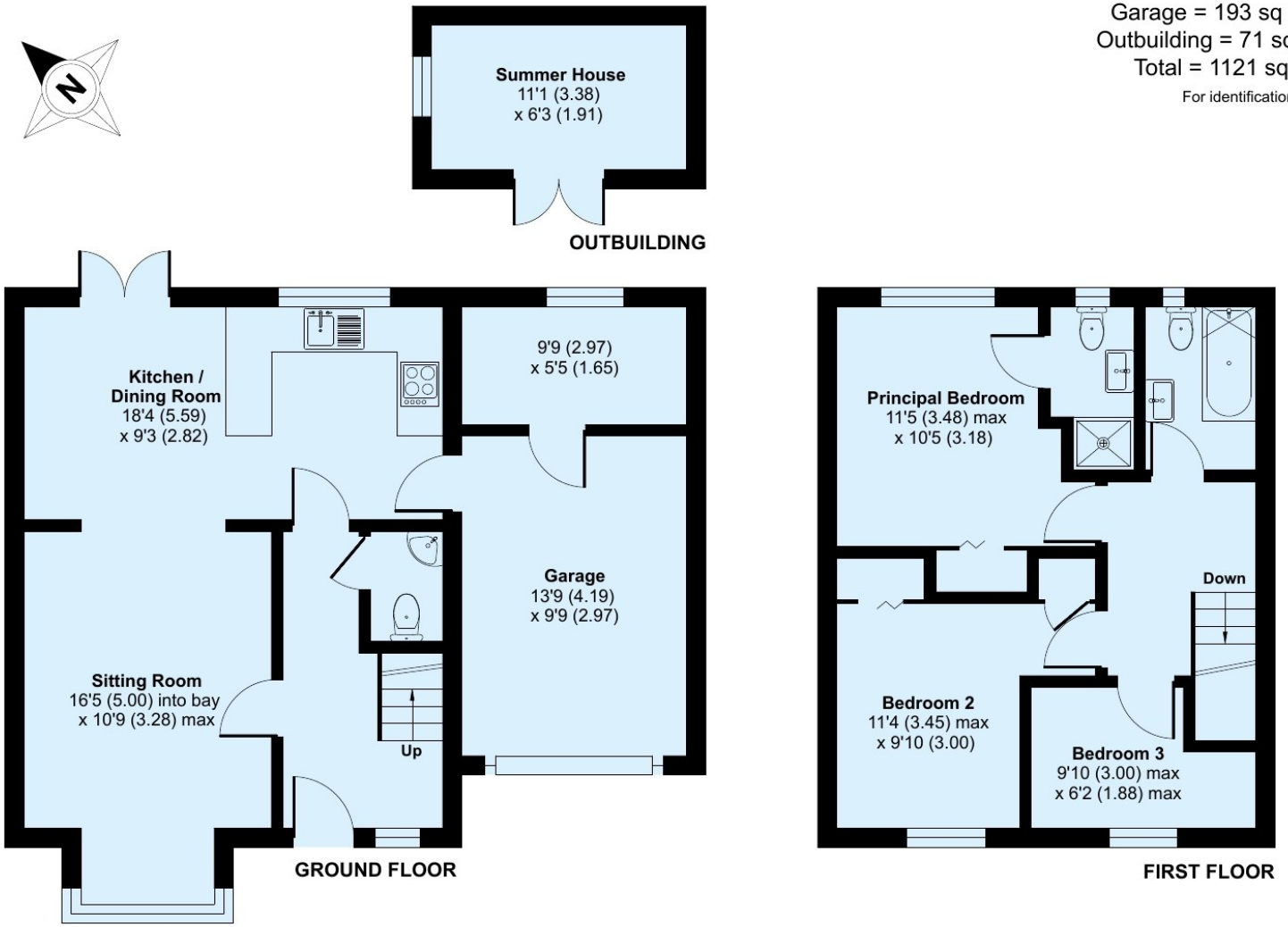


VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

Collingham Close, Templecombe, BA8

Approximate Area = 857 sq ft / 79.6 sq m
Garage = 193 sq ft / 17.9 sq m
Outbuilding = 71 sq ft / 6.5 sq m
Total = 1121 sq ft / 104 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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KingsLand
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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.