



Samuel Court, Templecombe, Somerset, BA8

Guide Price: £160,000

Freehold

Samuel Court

Templecombe, Somerset, BA8

 2  1  1  586 sq ft

Two Bedrooms

Mid-Terrace Property

Open Plan Kitchen/Reception Room

Enclosed Rear Garden

Allocated Parking

No Onward Chain

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ABOUT THE PROPERTY

Tucked away within a peaceful pedestrianised setting, this property in Samuel Court is a convenient and comfortable two-bedroom mid-terraced home with parking, ideally suited to those seeking a well-located and low-maintenance property. Constructed of red brick with cream rendered elevations, the property enjoys a quaint and welcoming appearance in a secluded position. The location is a particular highlight, with immediate access to local amenities including a Co-op, primary school, bus stop and Templecombe train station, as well as being just a short distance from the recreation ground.





GROUND FLOOR

Upon entering the property, a welcoming entrance hall provides access to a useful downstairs cloakroom with a WC, corner basin and obscured window and leads through to the open-plan kitchen and reception area, creating a sociable and comfortable space for everyday living. The reception room is carpeted and benefits from a window and glazed door providing direct access to the rear garden, which enjoys a private aspect. Stairs rise from the reception area to the first floor. The kitchen is positioned to the front of the property and is fitted with wood-effect shaker-style wall and base units complemented by quartz-effect worktops and splashbacks. There is a four-ring electric hob with stainless-steel extractor, a single oven, space for a fridge/freezer and washing machine, and a stainless-steel sink and drainer beneath the window.

FIRST FLOOR

Upstairs, the principal bedroom is a comfortable double room enjoying a rear aspect, while the second bedroom is positioned to the front and is ideal as a nursery or home office. The bathroom is fitted with a bath with electric Mira Sport shower over, WC and basin. The landing benefits from a front-facing window and provides access to the loft.



OUTSIDE

The property benefits from allocated parking and is approached via a paved pathway. The front door is covered by a tiled storm porch and planting beds are positioned to either side. The enclosed rear garden is designed for ease of maintenance, featuring a paved patio and gravelled area enclosed by timber fencing, with mature trees beyond the boundary creating a tranquil backdrop filled with birdsong, including regular visits from woodpeckers.

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 a village church, primary school and doctor's surgery with dispensary, and the village hall offers space for community clubs (bowls, youth, mums & toddlers), while the recreation ground has a tennis court and skate park. 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.



ADDITIONAL INFORMATION

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

Services: Storage Heaters, Mains Water, Mains Drainage, 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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

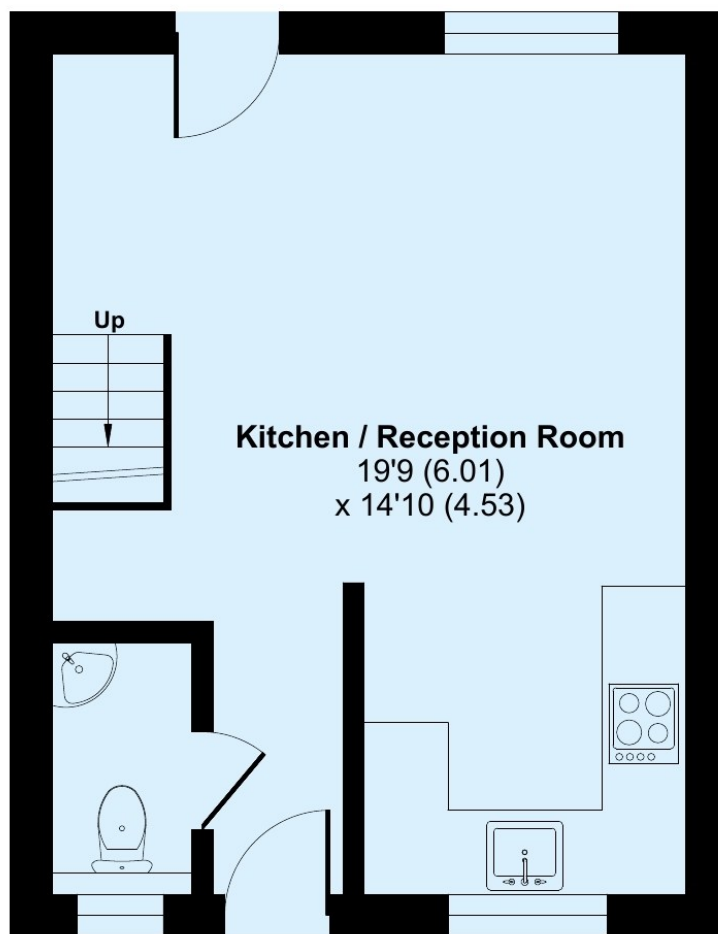
Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com



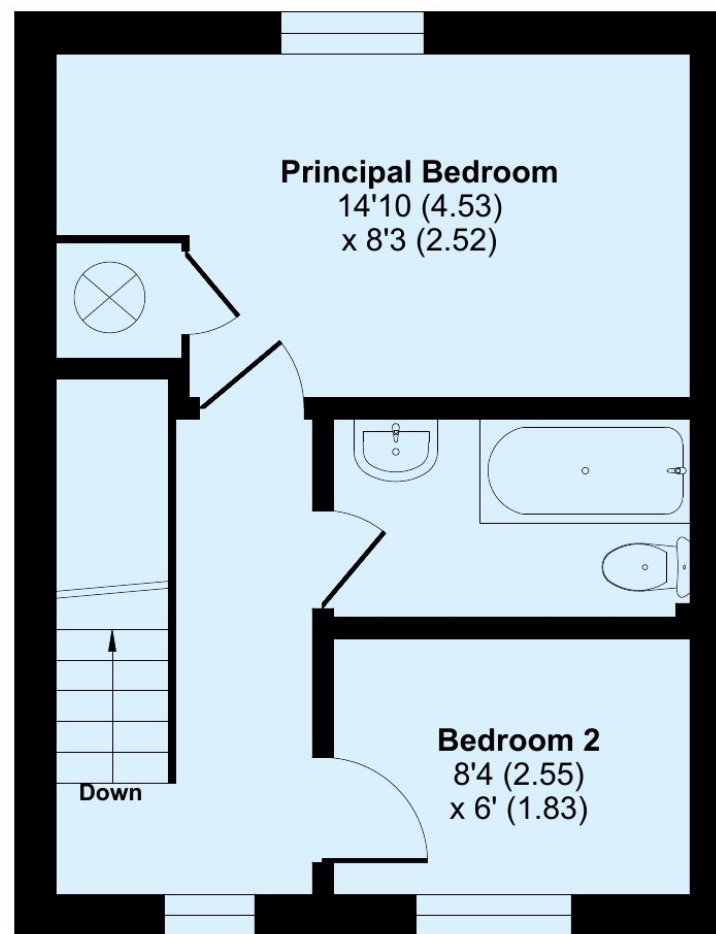
Samuel Court, North Cheriton, Templecombe, BA8

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1456316





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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.