

Rolfe East



Townsend Green, Henstridge, BA8 0TT

Offers In Excess Of £199,950

- WELL PRESENTED MODERN MID TERRACED HOUSE WITH TWO DOUBLE BEDROOMS.
- DETACHED TIMBER CABIN IN GARDEN.
- POPULAR TUCKED AWAY CUL-DE-SAC LOCATION.
- MUST BE VIEWED!
- ALLOCATED PARKING FOR TWO CARS.
- RECENTLY REPLACED ELECTRIC RADIATORS AND UPVC DOUBLE GLAZING.
- SHORT WALK TO VILLAGE PUB, SHOP, PRIMARY SCHOOL ETC.
- ENCLOSED LEVEL REAR GARDEN WITH EASTERLY ASPECT.
- MODERN SHAKER STYLE REPLACEMENT KITCHEN.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND TWO RAILWAY STATIONS TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

43 Townsend Green, Henstridge BA8 0TT

'43 Townsend' is a modern, well presented, mid terraced house situated in a sought-after 'tucked away' cul-de-sac location on the edge of this popular Somerset village. It is a short walk to the village shop, primary school and village pub. The house has allocated off road parking for two cars at the front. There is a private, enclosed rear garden arranged for low maintenance purposes and boasting a sunny easterly aspect and a timber cabin. This fantastic starter home is heated by recently replaced electric radiators and also benefits from uPVC double glazing. The well laid out accommodation boasts excellent levels of natural light from a sunny west-to-east aspect and comprises sitting room and kitchen / dining room. On the first floor there is a landing area, two generous double bedrooms and a family bathroom. There are fantastic countryside dog walks from nearby the front door as well as being a short walk to the pretty village centre. The property is a short drive to the heart of the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is a very short drive to two mainline railway stations making London Waterloo directly in just over two hours. THIS LOVELY HOME MUST BE VIEWED TO BE APPRECIATED.



Council Tax Band: B



Pathway to storm porch with outside light. uPVC double glazed front door to

SITTING ROOM: 15'11 maximum x 11'10 maximum. uPVC double glazed window to the front, timber effect flooring, electric radiator, TV point, staircase rises to the first floor, understairs storage area, telephone point.

Panel door front the sitting room leads to the

KITCHEN DINING ROOM: 11'9 maximum x 9' maximum. A recently replaced kitchen boasting a range of Shaker-style kitchen units comprising oak effect laminated worksurface, inset stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, space for electric oven, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, glass splashback, timber effect flooring, electric radiator, uPVC double glazed window to the rear, uPVC double glazed door to the rear, wall mounted integrated microwave.

Staircase rises from the sitting room to the first floor. First floor landing, electric radiator, ceiling hatch and ladder to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'9 maximum x 9'1 maximum. A generous double bedroom, two uPVC double glazed windows to the rear. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

BEDROOM TWO: 11'9 maximum x 9'2 maximum. A second double bedroom, uPVC double glazed window to the front.

FIRST FLOOR FAMILY BATHROOM: 8'10 maximum x 4'8 maximum. A modern white suite comprising low level WC, panel bath with folding glazed shower screen over, wall mounted electric shower over bath, tiling to splash prone areas, ceramic tiled floor, wash basin over storage drawers, chrome heated towel rail, extractor fan, shaver light and point.

OUTSIDE:

At the front of the property there are two allocated parking spaces, a portion of front garden laid to lawn. Pathway leads to storm porch with outside light.

The **MAIN GARDEN** is situated at the rear of the property. Rear garden measures 19'2 in depth x 12'6 in width maximum. It is laid to stone chippings and boasts a variety of timber bordered flowerbeds enjoying a selection of plants and shrubs, outside lighting. It is enclosed by timber panel fencing.

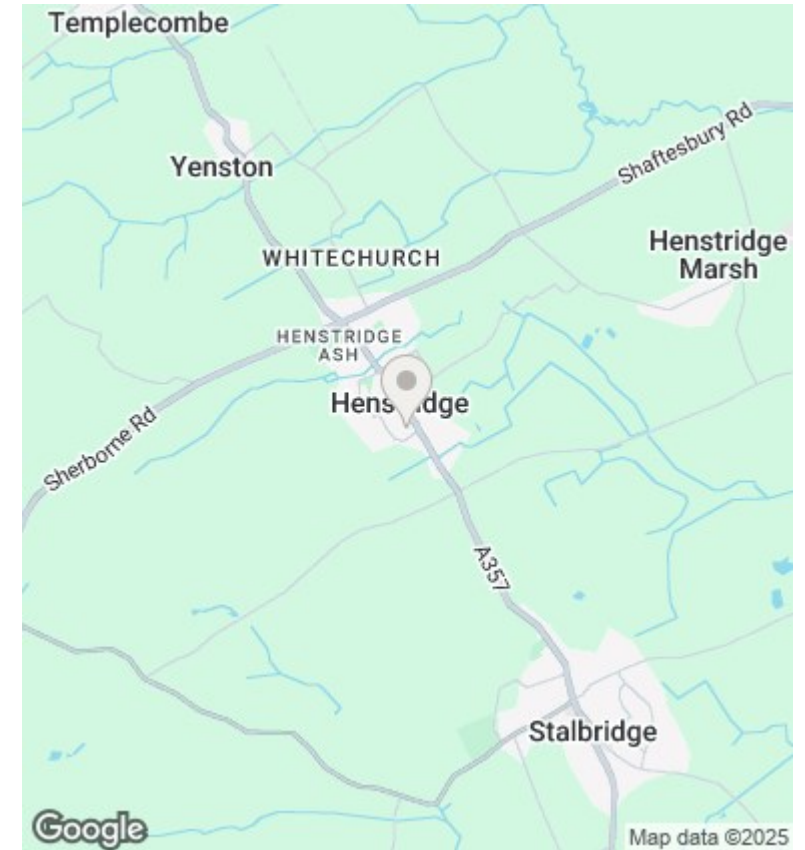
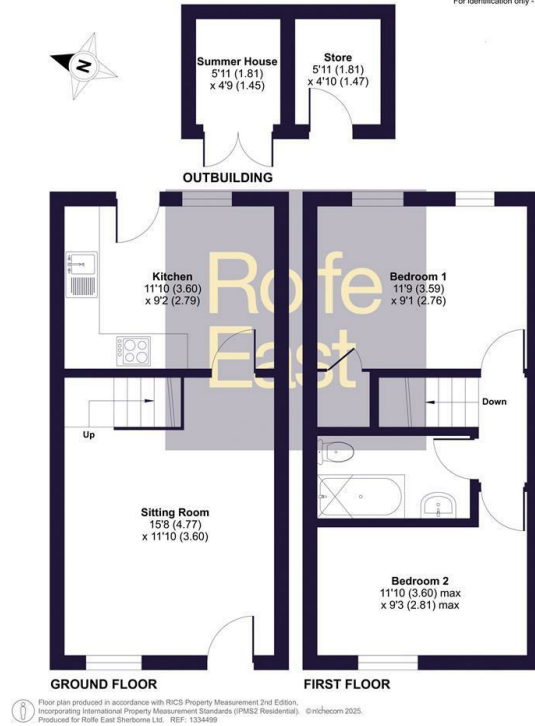
DETACHED TIMBER CABIN: Timber cabin is split into two rooms; one room has power connected.





Townsend Green, Henstridge, Templecombe, BA8

Approximate Area = 598 sq ft / 55.5 sq m
Outbuildings = 56 sq ft / 5.2 sq m
Total = 654 sq ft / 60.7 sq m
For identification only - Not to scale



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC