



FOR SALE

Stoke-Sub-Hamdon, TA14 6PB

£295,000



Full video walk - through



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ESTATES

Nestled in a quiet development at the foot of Ham Hill Country Park in the beautiful sought after village of Stoke Sub Hamdon, lies this modern four bedroom semi detached home with the added benefit of off road parking and a garage. The accommodation comprises modern fitted kitchen/breakfast room, spacious living room and cloakroom. On the first floor are four bedrooms, en-suite shower room and a wet room. To the side of the property is an integral garage and to the rear a private enclosed garden. This lovely property is offered with no chain so an early viewing is highly recommended.



£295,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

Entrance Hall

Double glazed door to front, laid to carpet over oak flooring, stairs to first floor, door to kitchen, door to living room, door to cloakroom, personal door to garage and radiator.

Kitchen/Breakfast Room - 16' 2" x 9' 9" (4.921m x 2.974m)

Front and side aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl ceramic sink, gas hob with extractor over, double electric oven, washing machine, tumble dryer, integrated fridge/freezer, tiled flooring, tiled splash backs and radiator.

Living Room - 16' 11" x 11' 0" (5.165m x 3.356m)

Rear aspect double glazed window, oak flooring, feature fireplace with gas fire, radiator and double glazed French doors to garden.

Cloakroom

Side aspect double glazed window, tiled flooring, wash hand basin with tiled splash backs, WC and radiator.

Landing

Laid to carpet, airing cupboard housing hot water tank, radiator and access to loft. Doors to:

Master Bedroom - 13' 4" x 12' 4" (4.075m x 3.759m)

Front and side aspect double glazed windows, double built in wardrobe, single fitted wardrobe, laid to carpet, radiator and door to en-suite shower room.

En-Suite Shower Room

Side aspect double glazed window, shower cubicle, pedestal wash hand basin, WC, half tiled walls, tiled flooring, shaver point, extractor fan and radiator.

Bedroom Two - 11' 5" x 9' 10" (3.469m x 2.989m)

Rear aspect double glazed window, double built in wardrobe, single fitted wardrobe, laid to carpet and radiator.

Bedroom Three - 10' 8" x 9' 4" (3.246m x 2.844m) 'L' shaped

Rear aspect double glazed window, laid to carpet and radiator.

Bedroom Four - 9' 4" x 8' 6" (2.848m x 2.594m)

Front aspect double glazed window, laid to carpet and radiator.

Shower Room

Rear aspect double glazed window, walk in shower, pedestal wash hand basin, WC, half tiled walls, tiled flooring, extractor fan and radiator.

Garage - 19' 6" x 8' 8" (5.933m x 2.653m)

Up and over door, power, lighting, gas boiler and personal door to side and rear.

Rear Garden

Laid mainly to patio and gravel enclosed by fencing with outside tap.

Parking

Off road parking for one car.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

When coming off the A303 and turning right in to Stoke-Sub-Hamdon, continue through North Street and take a right at the turning signposted Great Field Lane. Take another right a bit further up the road into Becks Field. The property is situated on the right.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



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