



FOR SALE

Stoke-Sub-Hamdon, TA14 6PD

£360,000



Full video walk - through



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ESTATES

Nestled at the foot of Ham Hill Country Park, in the beautiful village of Stoke Sub Hamdon with its countryside walks and thriving community, is this well presented three bedroom family home with off road parking and garage. The accommodation comprises spacious living room, kitchen/diner, good size conservatory and useful downstairs cloakroom. Upstairs are three bedrooms, en-suite shower room and the family bathroom. To the rear of the property is a beautiful private garden with an array of trees and shrubs. To the side of the property is a garage and off road parking for one car. An early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£360,000



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, stairs to first floor and radiator.

Living Room - 14' 11" x 13' 1" (4.555m x 3.976m)

Rear aspect double glazed window, feature Hamstone fireplace with gas flame effect fire, laid to carpet and two radiators.

Kitchen/Diner - 18' 6" x 10' 9" (5.6398m x 3.271m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with quartz worktops over, one and half bow sink, tiled splash backs, integrated appliances to include gas hob with extractor over, double electric oven, dishwasher, washing machine and fridge/freezer, tiled flooring and radiator.

Conservatory - 11' 4" x 11' 0" (3.456m x 3.358m)

Side and rear aspect double glazed windows, tiled flooring, radiator and double glazed French doors to side to garden.

Cloakroom

Front aspect double glazed window, wash hand basin with tiled splash back, WC and radiator.

Landing

Front aspect double glazed window, airing cupboard housing hot water tank, radiator and access to loft.

Master Bedroom - 16' 4" x 12' 0" (4.967m x 3.670m)

Front and rear aspect double glazed windows, two double built in wardrobes, laid to carpet and radiator.

En-Suite Shower Room

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

Bedroom Two - 10' 9" x 9' 9" (3.267m x 2.967m)

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

Bedroom Three - 8' 4" x 8' 1" (2.532m x 2.474m)

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

Bathroom

Front aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, half tiled walls, laminate flooring, extractor fan and radiator.

Garage - 17' 7" x 8' 1" (5.372m x 2.460m)

Up and over door, roof space, power, lighting and personal door to rear.

Parking

Off road parking space for one car to side of garage with gated access to garden.

Rear Garden

Initial patio area leading to lawned garden and gravelled areas with an array of trees and shrubs, herb garden enclosed by fencing with gated access.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AWAITING FLOORPLAN

Directions

From our office it is a short walk to Tiptoft which is located off Great Field Lane.



01460 477977 or 01935 277977



www.orchardsestates.com

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.