



**FOR SALE**

Stoke-Sub-Hamdon, TA14 6RE

£290,000



Full video walk - through



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ESTATES

Offered with no chain and presented in excellent order, is this charming character cottage situated in the heart of the beautiful village of Stoke Sub Hamdon and enjoying views of Ham Hill. The accommodation comprises sitting room, separate dining room, kitchen/breakfast room and useful downstairs cloakroom. On the first floor are two bedrooms and a family bathroom. On the second floor is an attic bedroom with shower room. An early viewing comes highly recommended to fully appreciate all that is on offer in this wonderful location.

£290,000



## LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, friendly cafe, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools as well as a Post Office in the neighbouring village of Montacute. 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

Door to front, flagstone flooring and door to cloakroom and sitting room.

### Sitting Room - 12' 1" x 12' 1" (3.68m x 3.68m)

Front aspect double glazed window, recently fitted carpet, feature open stone fireplace, radiator and French doors to dining room.

### Dining Room - 12' 1" x 12' 0" (3.68m x 3.65m)

Double glazed door to rear, flagstone flooring, radiator and door stairs leading to first floor.

### Kitchen/Breakfast Room - 16' 1" x 8' 0" (4.90m x 2.44m)

Two side aspect double glazed windows, one rear aspect double glazed window, single bowl sink, fitted kitchen comprising a range of wall and base units with worktops over, gas hob, electric oven, plumbing for washing machine, tiled splash backs, vinyl flooring, radiator and extractor fan.

### Cloakroom

Pedestal wash hand basin with tiled splash back, WC, vinyl flooring, radiator and extractor fan.

### Landing

Door to stairs leading to attic room, laid to carpet and radiator.

### Bedroom One - 12' 0" x 9' 0" (3.65m x 2.74m)

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

### Bedroom Two - 12' 0" x 8' 11" (3.65m x 2.72m)

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

### Bathroom - 8' 11" x 6' 11" (2.72m x 2.11m)

Front aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, airing cupboard housing boiler, vinyl flooring, tiled walls, extractor fan and chrome heated towel rail.

### 2nd Floor Stairs and Landing

Side aspect double glazed window and laid to carpet.

### Attic Bedroom - 17' 0" x 11' 1" (5.18m x 3.38m)

Rear aspect Velux type window, recently fitted carpet, eaves storage cupboards and radiator.

### Attic En-Suite

Front aspect Velux type window, shower cubicle, pedestal wash hand basin, WC, tiled walls, vinyl flooring and chrome heated towel rail.

### Front

Steps lead up to a raised gravelled area with bin store.

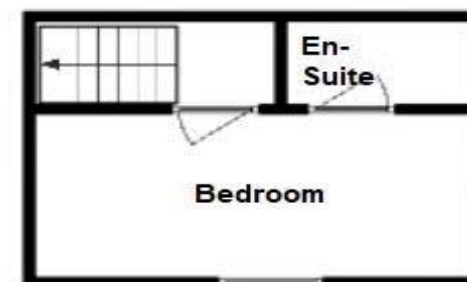
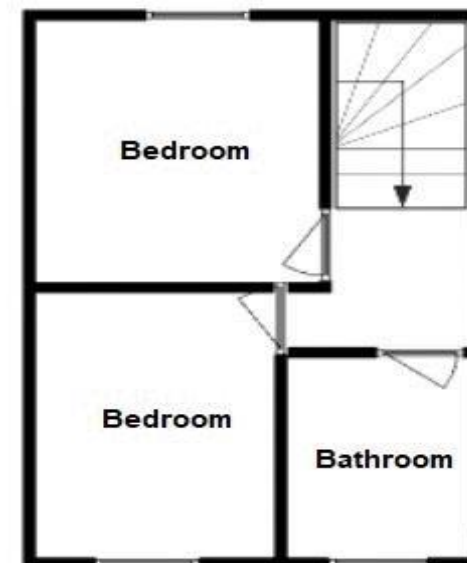
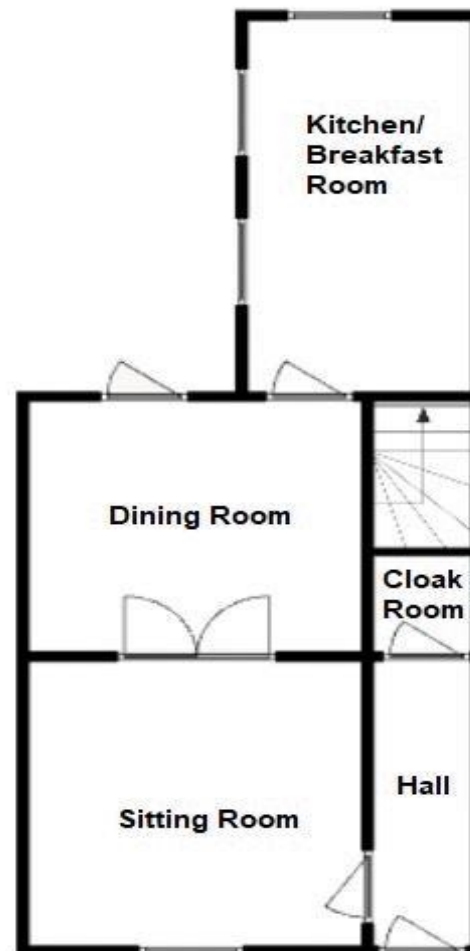
### Rear Garden

Initial patio area with steps up to a lawned garden with mature trees and shrubs enclosed by feature wall backing onto an orchard with shed and views of Ham Hill.



### 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		
69-80	C		79   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

### Directions

When entering Stoke-Sub-Hamdon via the A303, continue through North Street until you reach a turning on your left called Castle Street. The property is situated on the right hand side.

This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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www.orchardsestates.com



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