



FOR SALE

Stoke-Sub-Hamdon, TA14 6QH

£225,000



Full video walk - through



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Set back in a slightly elevated position, in the heart of the highly sought after village of Stoke Sub Hamdon, is this three bedroom end of terrace family home. The accommodation comprises two receptions rooms, kitchen, lean-to utility and useful downstairs toilet. Upstairs are three bedrooms and a bathroom. To the rear of the property is a generous garden with outbuildings. In need of modernisation and with no chain, an early viewing comes highly recommended to fully appreciate the scope this property offers in this great location.

£225,000



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

Door to front and stairs to first floor with front aspect window.

Living Room - 15' 11" x 11' 5" (4.845m x 3.486m)

Rear aspect window, feature fireplace with electric fire, under stairs cupboard with window to front, laid to carpet and radiator.

Dining Room - 10' 11" x 9' 10" (3.335m x 2.989m)

Front aspect window, feature fireplace with gas fire, laid to carpet and radiator.

Kitchen - 9' 10" x 7' 5" (3.007m x 2.268m)

Rear aspect window to utility, side aspect window, kitchen comprising a range of wall and base units with worktops over, single bowl sink, space for cooker, plumbing for washing machine, tiled splash backs, gas boiler, vinyl flooring and door to utility.

Lean-to Utility Room - 10' 4" x 4' 9" (3.143m x 1.451m)

Rear aspect window, sliding door to WC, vinyl tiled flooring, space for tumble dryer, storage area and door to garden.

WC

Rear aspect window, vinyl flooring and WC.

Landing

Laid to carpet and doors to:

Bedroom One - 13' 4" x 10' 1" (4.057m x 3.079m)

Rear aspect window, laid to carpet and radiator.

Bedroom Two - 9' 10" x 8' 0" (2.99m x 2.44m)

Front aspect window, laid to carpet and radiator.

Bedroom Three - 10' 0" x 8' 1" (3.053m x 2.470m)

Rear aspect window, laid to carpet and radiator.

Bathroom

Front aspect window, bath with electric shower over, wash hand basin, tiled splash backs, laid to carpet and radiator.

Rear Garden

Generous garden laid mainly to lawn with shed, brick store and access to side.

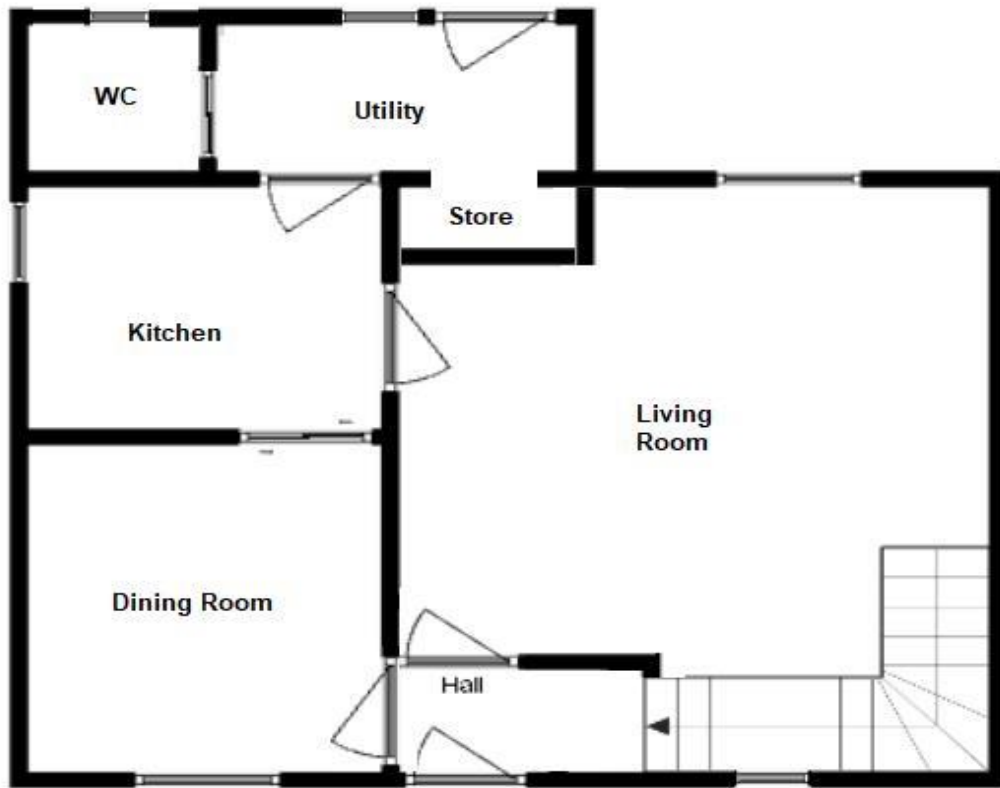
AGENTS NOTE

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.

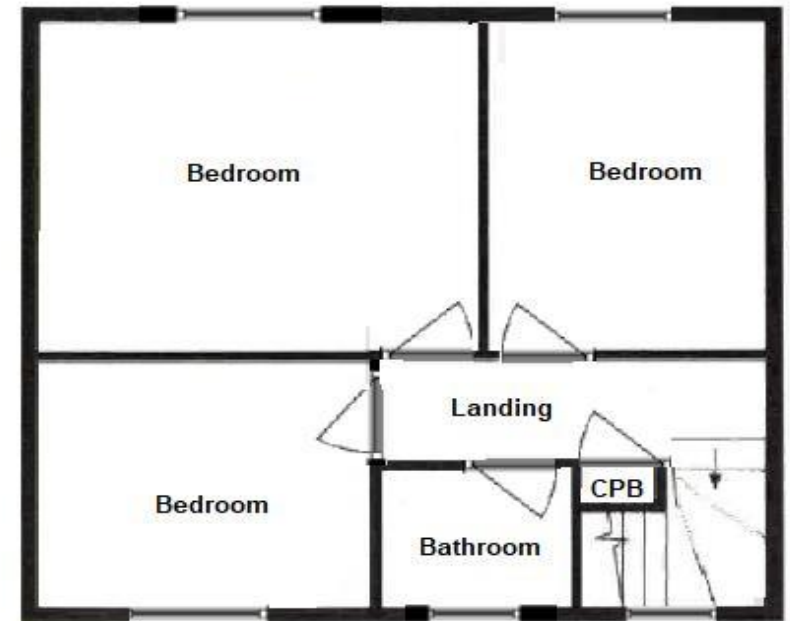


Directions

From the centre of Stoke Sub Hamdon, follow High Street onto West Street where the property will be on the left-hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



This plan is for illustrative purposes only and all measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective buyer.



01460 477977 or 01935 277977



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

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