



To Let

Norton Sub Hamdon, TA14 6AA

Monthly Rental Of £1,700



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ESTATES



Beautifully presented modern semi detached family home situated within an exclusive small development in the highly sought after village of Norton Sub Hamdon. The accommodation comprises inviting entrance hall through to a well equipped generous kitchen/diner with French doors opening out to the garden, a spacious sitting room and a useful downstairs cloakroom/utility. Upstairs are four bedrooms, en-suite shower room and family bathroom. To the rear of the property is a gorgeous well kept enclosed garden with summer house, gated access to the off road parking spaces and a personal door to the garage. This stunning family home is sure to generate a lot of interest - so call us NOW to arrange your early bird viewing.

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## LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house (The Lord Nelson has a 4.5 Star Tripadvisor rating), community shop (open six days a week), cafe (open four days a week) and a post office. There is also a regular bus service with a request stop 20 metres from the property with links to Yeovil, Crewkerne and South Petherton. There is also a primary school (Ofsted Rated: GOOD), church and village hall. Further facilities are available close by in the neighbouring villages of South Petherton and Stoke sub Hamdon with doctors surgeries, dentists, veterinary practices as well as a range of other shopping, dining and entertainment options. Within a few miles is the market town of Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets. The area is also well served by state and independent schools including Hazlegrove at Sparkford, The Park School at Yeovil, Millfield in Street as well as Huish Episcopi in Langport. The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

**Entrance Hall** - 9' 0" x 8' 10" (2.754m x 2.687m)  
Double glazed door to front, vinyl floor with under floor heating, stairs to first floor laid to carpet and under stairs cupboard.

**Sitting Room** - 20' 10" x 10' 5" (6.354m x 3.178m)  
Front aspect double glazed window, laid to carpet with under floor heating, wood panelling to wall and double glazed French doors to garden.

**Kitchen/Diner** - 20' 11" x 16' 8" (6.372m x 5.070m)  
'L' shaped  
Front and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, island unit, double bowl sink, gas hob with extractor over, double electric oven, space for American style fridge/freezer, integrated dishwasher, vinyl flooring with under floor heating and double glazed French doors to garden.

**Cloakroom/Utility** - 4' 9" x 2' 5" (1.458m x 0.725m)  
Rear aspect double glazed window, wall and base unit, worktop, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, vinyl flooring with under floor heating and gas boiler.

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

**Bedroom One** - 11' 11" x 9' 3" (3.644m x 2.810m)  
Front aspect double glazed window, range of fitted wardrobes with sliding doors and dressing table, laid to carpet and radiator.

**En-Suite** - 7' 0" x 5' 6" (2.133m x 1.665m)  
Rear aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, tiled walls, vinyl floor, shaver socket and chrome heated towel rail.



**Bedroom Two** - 10' 7" x 10' 0" (3.224m x 3.044m)

Front aspect double glazed window, alcove with shelving and hanging space, vinyl floor, wood panelling and radiator.

**Bedroom Three** - 10' 7" x 7' 2" (3.216m x 2.175m)

Rear aspect double glazed window, vinyl floor and radiator.

**Bedroom Four** - 9' 0" x 8' 8" (2.745m x 2.630m)

Rear aspect double glazed window, vinyl flooring and radiator.

**Bathroom** - 8' 1" x 7' 11" (2.454m x 2.415m)

Front aspect double glazed window, bath with mixer taps, shower cubicle, wash hand basin with vanity, tiled walls, vinyl flooring, extractor fan and chrome heated towel rail.

#### **Parking**

Off road for up to 2 cars in front of garage.

#### **Garage**

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

#### **Front Garden**

Laid mainly to lawn with pathway to front door enclosed by railings.

#### **Rear Garden**

Initial patio area leading to lawned garden with steps down to summerhouse, outside tap, gated access to parking area and door to garage.

**Summerhouse** - 11' 8" x 9' 8" (3.561m x 2.950m)

Window to front, bar area, double doors, power and lighting.

#### **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**

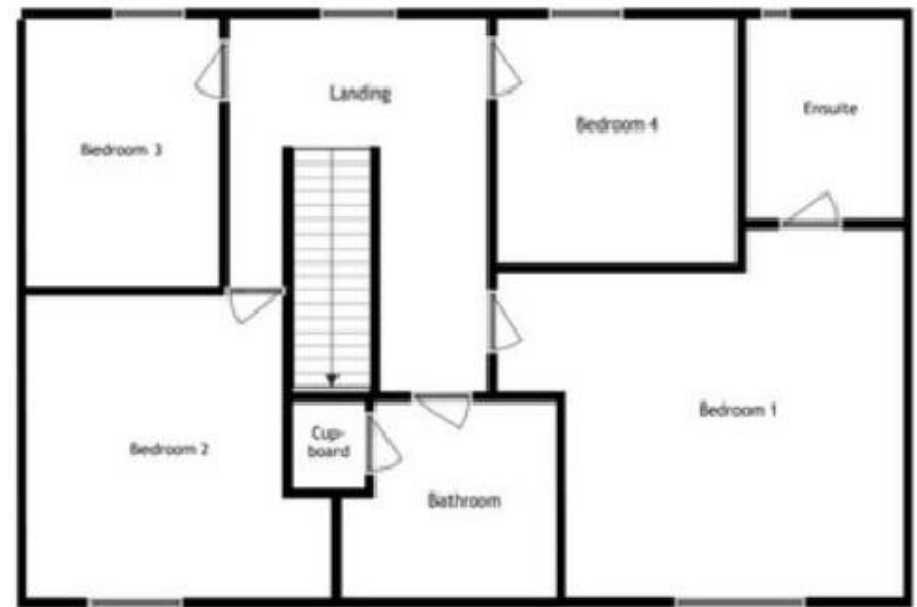
From our office proceed up North Street and turn right into West Street. Take the second turning left into Norton Road and continue into New Road and turn right onto Bramley Fields where the property can be found on the left hand side.

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.





Ground Floor



First Floor



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



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