



**FOR SALE**



**Full video walk - through**

Stoke-Sub-Hamdon, TA14 6UE

**£285,000**



**ORCHARDS**  
ESTATES



Occupying a generous plot with outstanding countryside views, this three bedroom semi detached family home comes with the added benefit of off road parking and a garage. The well presented accommodation comprises sitting room, separate dining room, kitchen and useful downstairs cloakroom. Upstairs are three bedrooms and the family bathroom. Outside there is off road parking for up to 5 cars, a garage and a generous garden. An early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after village location.

£285,000





## LOCATION

The property is situated in Stoke sub Hamdon within which there are 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. Stoke sub Hamdon provides a desirable village to live in and is conveniently situated for numerous local walks onto Ham Hill Country Park. The centre of Yeovil is a short drive down the A3088 whilst the A303 east/west trunk road is within a few miles drive.

### Entrance Hall

Door to front, internal window, wooden flooring, stairs to first floor and radiator.

### Sitting Room - 13' 10" x 9' 9" (4.21m x 2.97m)

Rear aspect double glazed window, feature open fireplace, wood effect laminate flooring, inset lighting and radiator.

### Dining Room - 16' 2" x 9' 6" (4.937m x 2.895m)

Front aspect double glazed window, feature open fireplace, wood effect laminate flooring, inset lighting and radiator.

### Kitchen - 16' 2" x 11' 9" (4.925m x 3.58m) 'L' shaped

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with wooden worktops over, space for cooker, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, pantry style cupboard, tiled splash backs, tiled flooring and Worcester boiler.

### Cloakroom

Rear aspect double glazed window, wash hand basin, WC and tiled flooring.

### Landing

Doors to:

### Bedroom One - 12' 11" x 8' 8" (3.94m x 2.64m)

Front aspect double glazed window and radiator.

### Bedroom Two - 10' 0" x 8' 11" (3.037m x 2.728m)

Rear aspect double glazed window, single built in wardrobe and radiator.

### Bedroom Three - 7' 7" x 7' 4" (2.315m x 2.225m) 'L' shaped

Rear aspect double glazed window, large built in wardrobe, shelves and radiator.

### Bathroom - 6' 1" x 6' 0" (1.848m x 1.823m)

Rear aspect double glazed window, bath with shower over and mixer taps, wash hand basin with vanity unit, WC, extractor fan and heated towel rail.

### Driveway

Driveway providing off road parking for up to 5 cars.

### Front Garden

With gated access, laid mainly to lawn with pond, planted borders of mature shrubs and plants, raised decking area with amazing views.

### Rear Garden

Initial concrete area with steps up to a raised garden with lovely views and a range of fruit trees and bushes.

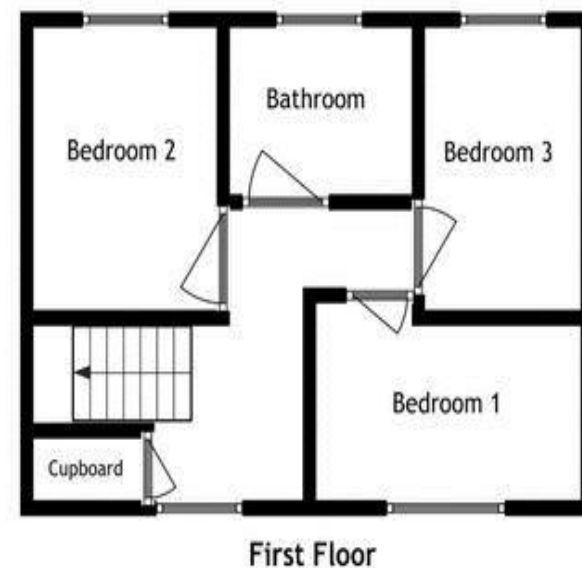
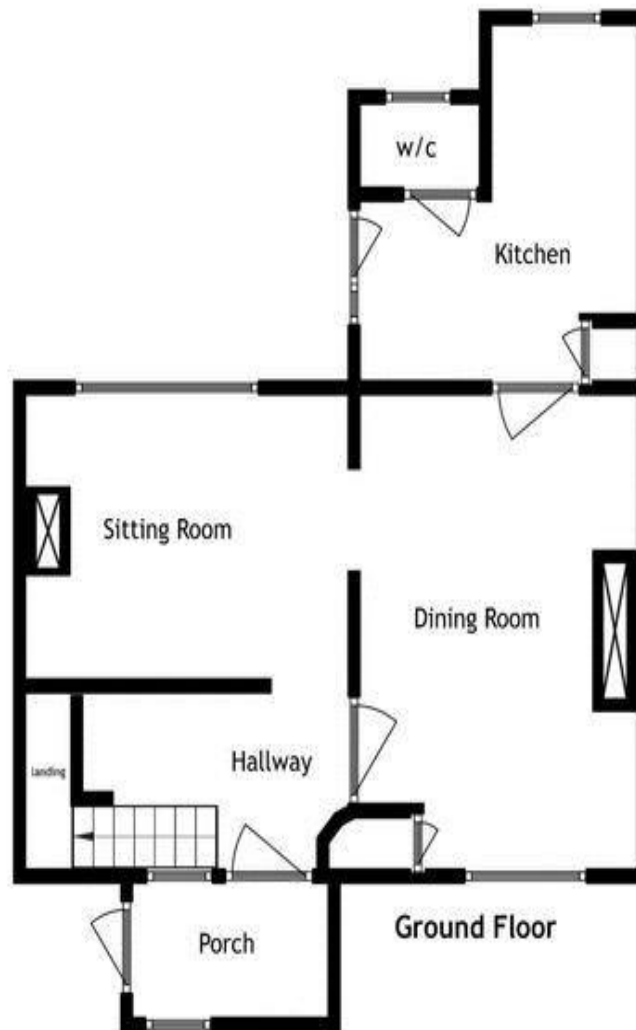


### AGENTS NOTE

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 Stanchester School in East Stoke, head West towards Stoke sub Hamdon. Take the first road access to the right (2nd right) into Windsor Lane.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



01460 477977 or 01935 277977



www.orchardsestates.com



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

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