



**FOR SALE**



**Full video walk - through**

Stoke-Sub-Hamdon, TA14 6RN  
Offers in Excess of £210,000



**ORCHARDS**  
ESTATES



Nestled in a quiet cul de sac at the foot of Ham Hill Country Park, is this two double bedroom family home. The well presented accommodation comprises spacious lounge/diner and modern fitted kitchen on the ground floor. Upstairs are two double bedrooms and a family bathroom. To the rear of the property is a private enclosed garden with gated access to side. This lovely property would make an ideal first time purchase or as an investment opportunity, so an early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after village location.

Offers in Excess of £210,000



## 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 - 8' 8" x 6' 0" (2.647m x 1.821m)

Double glazed door to front, under stairs storage area, stairs to first floor and wood effect vinyl flooring.

### Lounge/Diner - 19' 5" x 18' 1" (5.916m x 5.5m) 'L' shaped

Front and rear aspect double glazed window, laid to carpet, feature fireplace with electric fire and electric heater.

### Kitchen - 14' 1" x 7' 2" (4.292m x 2.196m)

Side and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and half bowl stainless steel sink, space for electric range style cooker with extractor over, tiled splashback, space and plumbing for dishwasher, space and plumbing for washing machine, tiled flooring and double glazed French doors to rear garden.

### Stairs and Landing

Front aspect double glazed window, storage cupboard, access to loft and laid to carpet.

### Bedroom One - 8' 9" x 13' 6" to rear of wardrobes in recess (2.658m x 4.125m)

Front aspect double glazed window and laid to carpet.

### Bedroom Two - 7' 1" x 12' 1" (2.154m x 3.680m)

Rear aspect double glazed window, range of built in wardrobes and drawers, laid to carpet and electric heater.

### Bathroom

Rear aspect double glazed window, bath with electric shower over and glass shower screen, pedestal wash hand basin, WC, fully tiled walls and tiled floor.

### Front Garden

Path leading to front door, laid to imported Italian marble chippings and enclosed by low level boundary wall.

### Rear Garden

Double glazed French doors from the kitchen open out to a pretty well kept enclosed private garden which features a section of area laid to white spa chippings with a couple of steps leading you down to an artificial low maintenance lawn and a raised patio seating area. The garden is enclosed by a wall all around and has gated access to side.





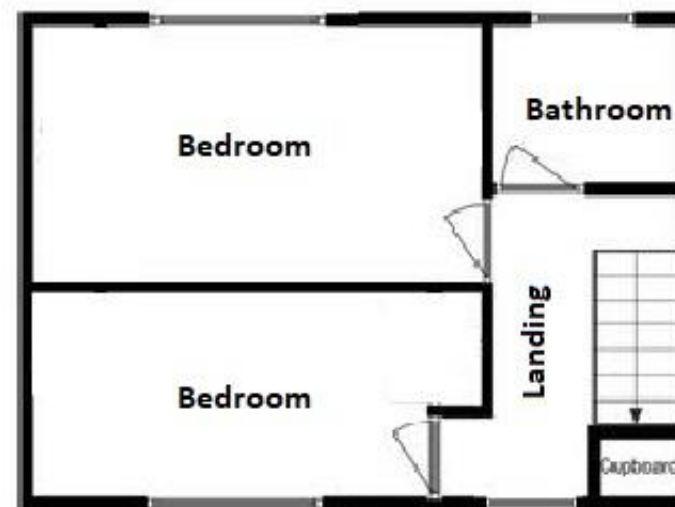
### AGENTS NOTE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		

### Directions

From Ham Hill Country Park, simply drive towards Stoke sub Hamdon, Princes Close is on the left hand side and the property can be found on the at the end of the cul de sac.



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



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

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