



To Let

East Stoke, Stoke-Sub-Hamdon, TA14 6UF

Monthly Rental Of £900



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Tucked away in a quiet location, at the foot of Ham Hill Country Park on the outskirts of the highly sought after village of Stoke Sub Hamdon, is this charming character cottage. The well presented accommodation comprises spacious living room and modern fitted kitchen on the ground floor. Upstairs are two bedrooms and a shower room. Outside is a patio garden with shared gated access. Surrounded by beautiful countryside, with dog walks on your doorstep and a friendly community within the village, an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

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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.

Sitting Room - 18' 9 x 13 '3 (5.725m x 4.029m)

Stable door to rear, rear aspect double glazed window with window seat, feature Hamstone fireplace with log burner style electric fire, wall lights, laid to carpet, stairs to first floor, under stairs cupboard and door to kitchen.

Kitchen - 14' 1" x 8' 11" (4.299m x 2.710m)

Three front aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, tiled splash backs, electric cooker, integrated fridge/freezer, washing machine, slimline dishwasher, gas boiler, tiled flooring and radiator.

Landing

Laid to carpet and doors to:

Bedroom One - 11' 4" x 10' 6" (3.454m x 3.206m)

Rear aspect double glazed window, laid to carpet, double built in wardrobe, wall lights and radiator.

Bedroom Two - 7' 10" x 7' 6" (2.382m x 2.288m)

Front aspect double glazed window, laid to carpet, access to loft space and radiator.

Shower Room - 5' 10" x 5' 5" (1.789m x 1.651m)

Front aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC with concealed cistern, fully tiled walls, vinyl flooring and heated towel rail.

Outside

The property is accessed to the rear via a shared gate and pathway with the neighbour. The gate opens out to a patio area with planted borders and pots enclosed by wall and fencing.

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.

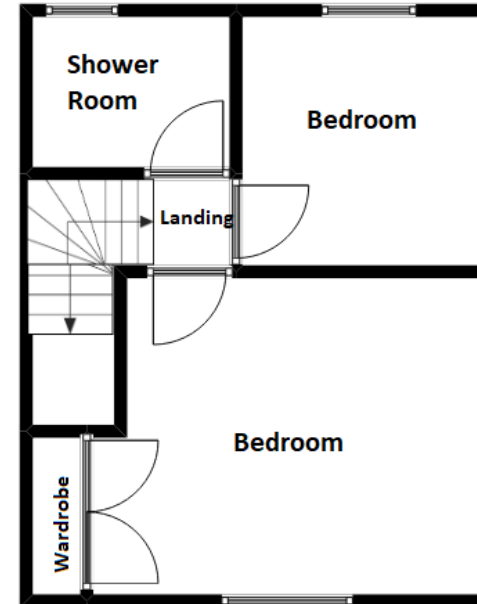
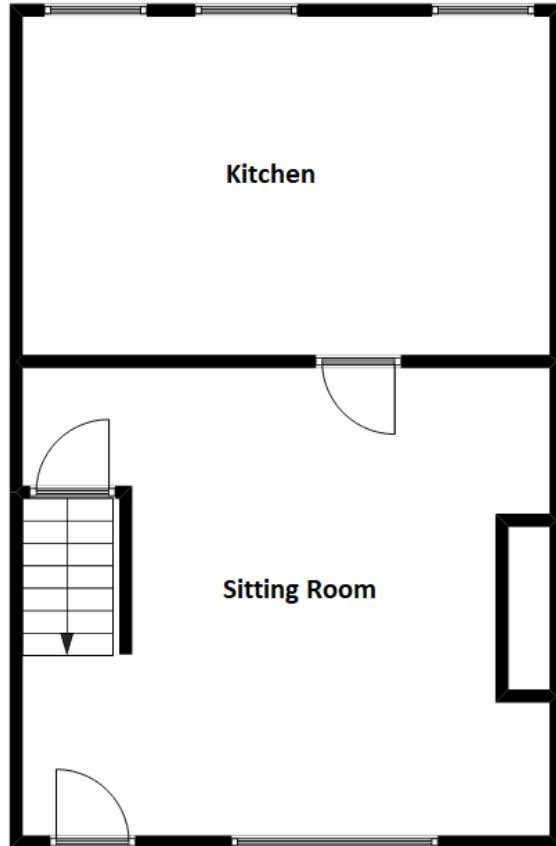


Directions

From the A303 turn right in to Stoke-sub-Hamdon and follow the road. Turn left at the top of North Street and take the right into East Stoke where you will find St Mary's Church. The property sits opposite the church.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.



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