



FOR SALE

Stoke-Sub-Hamdon, TA14 6PR

£270,000



Full video walk - through



ORCHARDS
ESTATES

Substantial three bedroom character cottage with the added benefit of a generous garden. Offered with no chain. From the front entrance hall are stairs to the first floor, storage under the stairs, door to the kitchen and side door with access to the double length sitting room which is 7.4m by 3.77m at longest and widest points. The kitchen is extended to the rear and off the back of that is a utility area and WC. On the first floor are two double bedrooms and a bathroom and on the top floor a large room with rear aspect Velux type windows. The property will benefit from cosmetic updating and is priced to reflect this.

£270,000



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.

Approach

Set back from the road up a set of three steps with hamstone front wall containing a lawn and shrubbery with discrete bin storage area.

Entrance Hall

Front aspect double glazed door, feature double glazed window, stairs to first floor, two storage doors opening to under stairs storage and doors to the kitchen and sitting room.

Sitting Room - 24' 3" x 12' 4" (7.40m x 3.77m)

A double length room which is set with a front aspect double glazed window, 2 fireplaces, one currently with an electric fire and the other with a hamstone surround. Radiators, rear double glazed French doors and internal glazed window opening to the kitchen.

Kitchen/Breakfast Room - 21' 0" x 9' 11" (6.41m x 3.02m)

Set over a stone tiled floor, the kitchen offers lots of storage, elbow space and natural light with side aspect double glazed windows. There is a rear door opening to the rear lobby with side access to a separate utility area with a very handy downstairs WC.

First Floor Landing - 15' 0" x 8' 0" (4.57m x 2.43m)

Stairs from ground floor, stairs to 2nd floor, front aspect double glazed window. This is a spacious area and would easily facilitate additional storage or a home office.

Bedroom One - 12' 10" x 10' 5" (3.9m x 3.17m)

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

Bedroom Two - 10' 8" x 10' 5" (3.26m x 3.17m)

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

Bathroom - 8' 8" x 7' 11" (2.64m x 2.42m)

Recently fitted bathroom comprising a rear aspect double glazed window, tiling to splash areas, freestanding bath separate shower cubicle, wash hand basin, WC and towel rail with exposed hamstone features.

Bedroom Three/Attic Room - 14' 0" x 15' 8" (4.26m x 4.77m)

Restricted head height to the front and rear. To the rear are two Velux type windows, eaves access and radiator.

Rear Garden

As one would expect with a hamstone cottage in Stoke sub Hamdon, the garden does not disappoint for size. Set over several tiers with steps down from either the sitting room or the rear entrance and offering a lovely aspect to catch the afternoon and evening sun with a nice outlook over the countryside.



Agents Note

Orchards Estates 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 in Stoke Sub Hamdon, head North on North Street, at the T Junction turn left and follow the road until you come to the top of Castle Street. The property will be on your left hand side and there is normally ample parking at the top of Castle Street.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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