



FOR SALE

Stoke-Sub-Hamdon, TA14 6RE

£330,000



Full video walk - through



ORCHARDS
ESTATES

Situated on a quieter road in the village of Stoke sub Hamdon, this Hamstone built cottage offers accommodation over three floors. Several steps to the front lead up to the front garden and entrance door. Entering to the sitting room with log burner set in a fireplace, front window with shutters and stairs to first floor. To the rear is the dining room with antique Victorian decorative fireplace and further on is the kitchen with roof light window and side double glazed window and door. The initial patio area also provides access to a very handy exterior cloakroom which also houses the recently installed gas boiler. The patio area then opens to the rear garden which is approx 130 ft long and offers views to Ham Hill. To the end of the garden is a recently constructed timber cabin. On the first floor are 2 double bedrooms and the family bathroom with access to the second floor also providing a dressing area. On the top floor are two bedrooms and a shower room with WC built into a large dormer extension to the rear roof, all rear windows offer a nice outlook which includes the Ham Hill monument. This is a well positioned property in terms of access to schools, bus routes and local amenities and definitely well worth a visit.

£330,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, friendly cafe, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools as well as a Post Office in the neighbouring village of Montacute. 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

The front garden is up several steps which elevates the property away from the road and is set with front stone walls and laid to easy to maintain loose slate chippings.

Sitting Room - 16' 3" x 11' 6" (4.95m x 3.51m)

With feature fireplace housing a log burner, set over a wood effect floor, radiator, stairs to first floor, door to dining room and front aspect double glazed window with interior shutters and radiator.

Dining Room - 16' 2" x 9' 2" (4.93m x 2.79m)

With a feature antique Victorian fireplace, wood effect flooring, rear aspect double glazed window, storage access door to understairs cupboard and rear door opening to the kitchen.

Kitchen - 9' 6" x 9' 6" (2.9m x 2.9m)

The kitchen is set over a tiled floor with a range of wall and base units, roof light window, side aspect window, butler style sink and side access door opening to the rear garden.

Landing

With stairs from the ground floor, providing access to 2 bedrooms and the family bathroom. Previously a 3rd bedroom has been converted to a dressing area with front aspect window and stairs leading to the upper floor.

Bedroom One - 10' 9" x 9' 7" (3.28m x 2.92m)

Front aspect double glazed window with internal shutters, radiator and exposed floorboards with a hamstone surround decorative fireplace.

Bedroom Two - 10' 4" x 9' 7" (3.15m x 2.92m)

Rear aspect double glazed windows with views over the garden and up to the monument atop Ham Hill, laid to carpet with radiator.

Family Bathroom

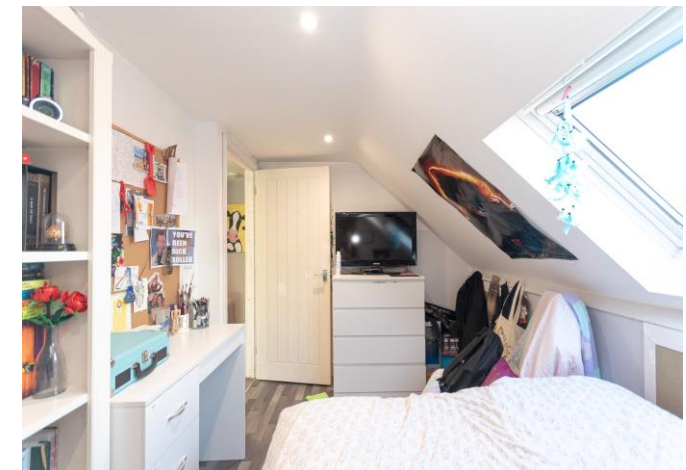
Tiled floor and tiled to the ceiling height around splash areas with corner bath, shower over, wc, wash hand basin and rear aspect double glazed privacy window.

Dressing Area

Formerly the 3rd bedroom this has been converted to a nice dressing area with front aspect double glazed window with internal shuttering, radiator, laid to new carpet and carpeted stairs leading to top floor.

Shower Room

The rear roof of the property has had a dormer extension allowing the inclusion of a top floor shower room, wc, wash hand basin and radiator, a really welcome addition for larger families.



Bedroom Three - 12' 2" x 7' 11" (3.71m x 2.41m)

Front aspect Velux type window and radiator (some restricted head height).

Bedroom Four - 8' 6" x 7' 7" (2.59m x 2.31m)

Similar to the shower, this room has been built to the rear into the dormer extension so allows for a spacious room with rear aspect double glazed window and absolutely lovely view to Ham Hill, what a nice way to wake up in the morning, who knows, it might even make a grumpy teenager smile! (There is a roller blind fitted just in case they can't face the world first thing in the morning).

Rear Garden

Approx 130ft in length, offering a nice view to Ham Hill access from the kitchen over an initial patio area leading to a lawned area, fenced to either side and pathway laid to loose slate.

Exterior WC

Housing a recently installed Gas combi boiler and wc this is a very handy room for those with dogs, kids, etc and is ideal for keen gardeners.

Summer House - 18' 11" x 11' 10" (5.77m x 3.61m)

Recently installed this cabin has been insulated and has front aspect double glazed French doors.

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.

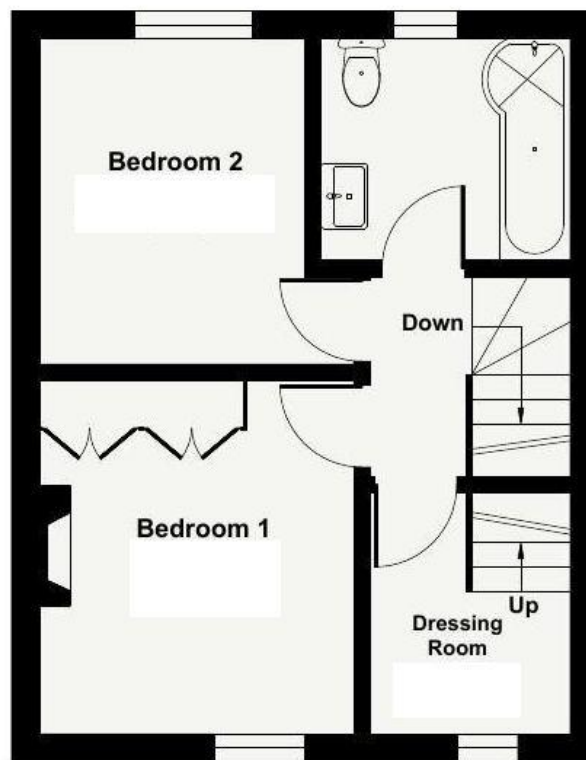
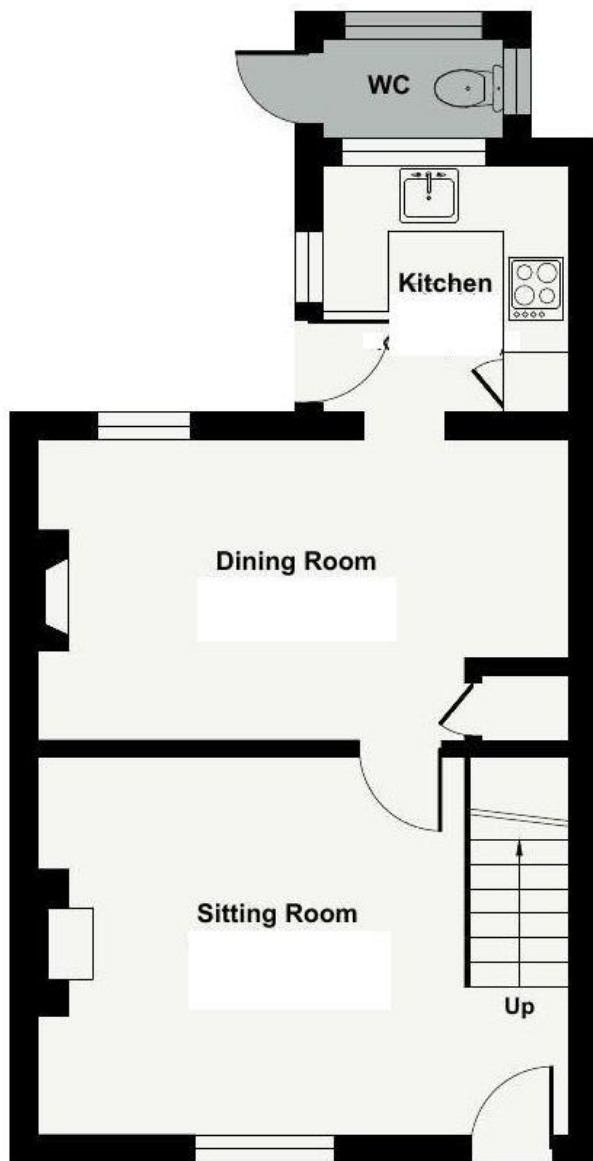
AGENTS NOTE

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.

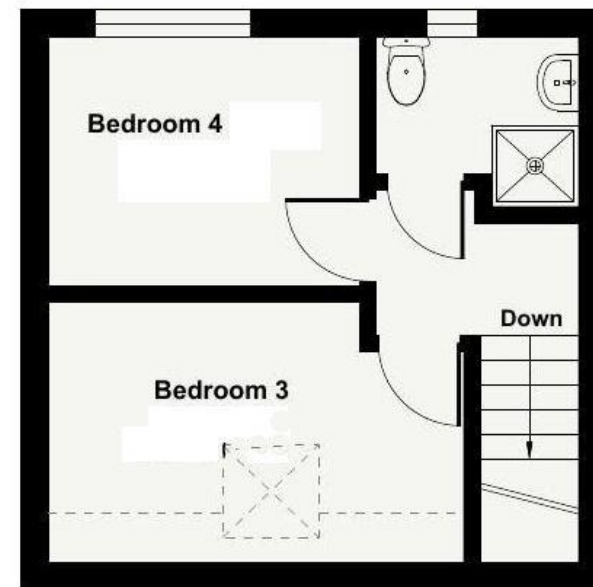
Directions

From our offices at North Street Workshops, walk up North Street towards the village centre. Turn left into Castle Street and the property will be found along here on the right hand side and easily identifiable with the distinctive Orchards Estates For Sale sign.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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