



FOR SALE

Ham Hill, Stoke-Sub-Hamdon, TA14 6RL

Monthly Rental Of £950



ORCHARDS
ESTATES

A unique opportunity - on Ham Hill - to rent a charming, two bedroom hamstone cottage in an elevated position with rural views. The cottage comprises entrance hall, sitting room, kitchen / diner, two bedrooms and bathroom. To the rear of the cottage is an enclosed garden. Parking is available in the free car park opposite. The cottage benefits from character features, a woodburner, and is walking distance to the village amenities.

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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.

Approach

3 Ham Hill is in a terrace of other cottages, at the bottom of the road which leads to Ham Hill. There are steps leading up to the property which lead to the property.

Ground Floor

The front door opens into a entrance space area. The stairs are directly on the right and the door on the left leads into the living room. As you walk through the living room towards the door at the back which leads to the kitchen, you will see a door underneath the stairs, which is just a storage room. As you walk in through the door at the back of the living room your greeted with a large kitchen/diner. At the back of the kitchen there is the back door leading to the garden.

First Floor

The main bedroom is a good size with a decorative fireplace and a generous amount of space. The second bedroom is also a good size. On this floor is also the modern bathroom.

Rear Garden

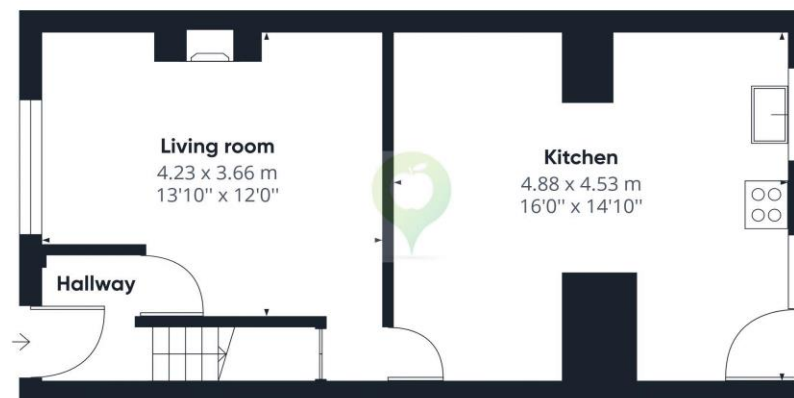
The rear garden has a patio area towards the back of the house and a pathway leading up the side of the garden. At the end of the garden there is a shed for storage and a decking area. Along with the grass, plants and bushes making the garden more manageable and cosier.

Directions

From the centre of the village exit High Street up the hill towards Ham Hill. The property is located, in an elevated position up steps, on the left hand side.



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



Floor 1



Floor 2



Approximate total area⁽¹⁾

66.68 m²
717.69 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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