



FOR SALE



Full video walk - through

Stoke-Sub-Hamdon, TA14 6PD

Offers Over £300,000



ORCHARDS
ESTATES

Nestled at the foot of Ham Hill Country Park, in the beautiful village of Stoke Sub Hamdon with its countryside walks and thriving community, is this well presented two bedroom family home with off road parking and garage. The accommodation comprises modern fitted kitchen/diner, spacious sitting room and useful cloakroom. Upstairs are two double bedrooms, en-suite shower room and a family bathroom. The lovely enclosed garden offers a tranquil retreat to sit and relax. An early viewing comes highly recommended to fully appreciate all is on offer in this great sought after location.



Offers Over £300,000



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

Double glazed door to front, front aspect double glazed window, slate effect tiled floor, stairs to first floor laid to carpet, door to cloakroom and radiator.

Sitting Room - 13' 11" x 12' 10" (4.24m x 3.92m)

Front aspect double glazed window, wood effect laminate flooring, feature fireplace with gas fire, wall lights and radiator.

Kitchen/Diner - 19' 4" x 7' 8" (5.89m x 2.33m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl ceramic sink, gas hob with extractor over, electric oven, integrated microwave oven, integrated fridge/freezer, space and plumbing for washing machine, tiled splash backs, storage cupboard housing boiler and shelving, wood effect laminate flooring, radiator, inset spot lights and double glazed French doors to garden.

Cloakroom

Wood effect laminate flooring, wash hand basin, WC, extractor fan and radiator.

Landing

Laid to carpet, airing cupboard with shelving and access to loft.

Bedroom One - 11' 0" x 8' 11" (3.35m x 2.71m)

Rear aspect double glazed window, double built in wardrobe with hanging rail and shelving, laid to carpet and radiator.

En-Suite

Shower cubicle with Aqua Lisa Power Shower (pump in airing cupboard), wash hand basin, WC, extractor fan and cushioned vinyl flooring.

Bedroom Two - 16' 0" x 8' 4" (4.87m x 2.53m)

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

Bathroom - 11' 0" x 7' 1" (3.35m x 2.17m)

Rear aspect double glazed window, bath with mixer taps, wash hand basin, WC, part tiled walls, tiled floor, extractor fan and radiator.

Garage

Up and over door, power, lighting and personal door to side.

Parking

There is a private parking space to the rear of the property and visitor parking spaces to the front.

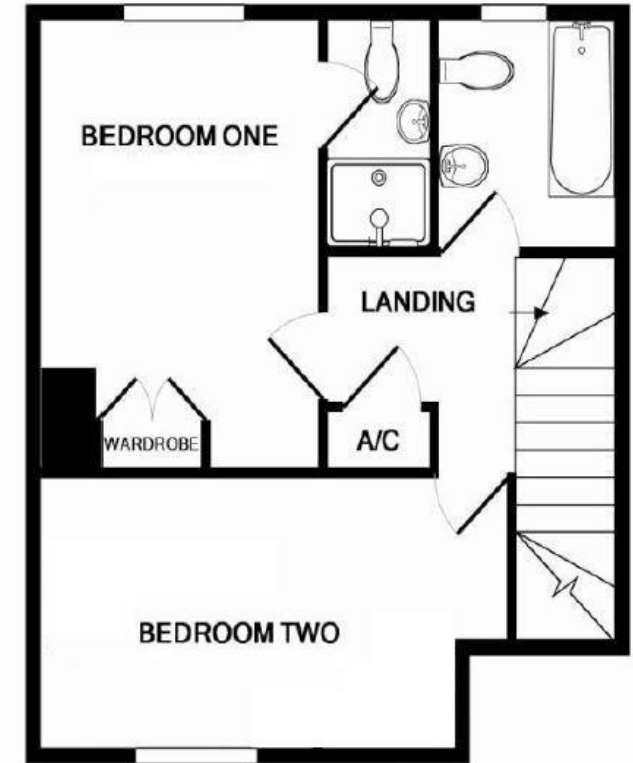
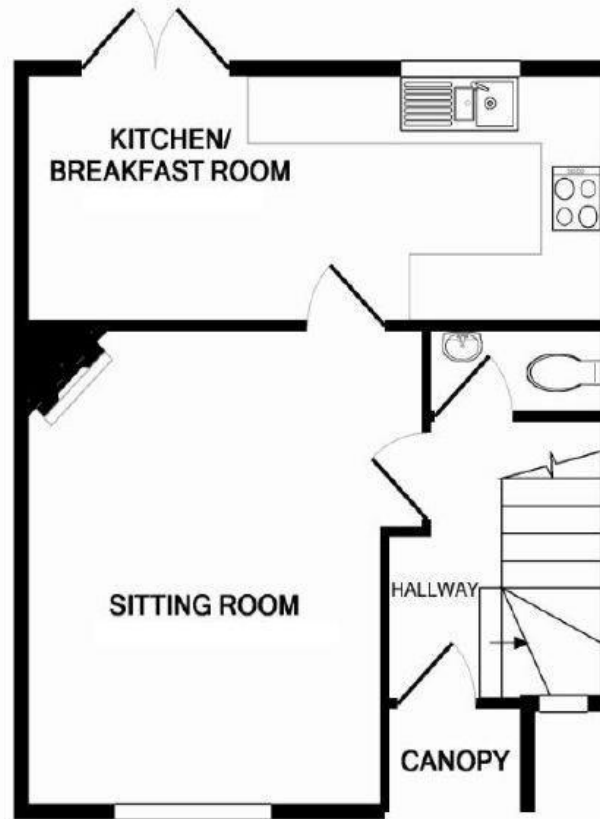
Garden

Paved terrace and gravelled area with steps to personal door to garage. The garden is enclosed by wall and fencing with 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our office it is a short walk to Tiptoft which is located off Great Field Lane.



01460 477977 or 01935 277977



www.orchardsestates.com



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

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.