



FOR SALE

Stoke-Sub-Hamdon, TA14 6PU

£265,000



Full video walk - through



ORCHARDS
ESTATES

Well situated in the heart of the highly sought after village of Stoke Sub Hamdon, is this four bedroom charming cottage. The versatile accommodation is arranged over three floors and comprises a spacious living room and a kitchen with a rear porch leading to the courtyard area. A rear hall with stairs leading up to a useful utility room and then onto the first floor where you will find two double bedrooms and a good size bathroom. On the top floor are two further bedrooms that would make ideal work from home office areas. The rear courtyard offers some private outside space and comes with a handy brick storage shed. An early viewing is highly recommended to fully appreciate all that is on offer in this great location.

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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.

Living Room - 22' 6" x 12' 4" (6.859m x 3.757m)

Door to front, two front aspect double glazed windows, laminate flooring, two feature fireplaces (one open), two radiators and French doors to inner hall.

Inner Hall - 8' 10" x 8' 8" (2.69m x 2.63m)

Two side aspect windows, laminate flooring, stairs to first floor and door to kitchen.

Kitchen - 12' 2" x 8' 6" (3.7m x 2.58m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob with extractor over, electric oven, integrated dishwasher, integrated fridge/freezer, tiled splash backs, tiled flooring and door to rear porch.

Rear Porch - 5' 1" x 3' 7" (1.55m x 1.08m)

Single glazed door to rear courtyard, gas boiler, under stairs cupboard and tiled flooring.

Half Landing

Stairs to first floor landing, door to utility room and laid to carpet.

Utility Room - 6' 9" x 3' 9" (2.06m x 1.15m)

Side aspect double glazed window and plumbing for washing machine.

First Floor Landing

Radiator, laid to carpet, storage cupboard and doors to:

Bedroom One - 12' 3" x 9' 4" (3.722m x 2.857m)

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

Bedroom Two - 12' 2" x 11' 1" (3.72m x 3.38m)

Front aspect double glazed window, wooden floorboards and radiator.

Bathroom - 12' 0" x 8' 7" (3.66m x 2.61m)

Rear aspect double glazed window, bath, walk in shower, wash hand basin with vanity unit, WC, partially tiled walls, tiled flooring and radiator.

Top Floor Landing

Doors to:

Bedroom Three - 15' 3" x 7' 10" (4.66m x 2.40m)

Front aspect double glazed window, eaves storage, wooden floorboards and radiator.

Bedroom Four/Office - 13' 7" x 11' 1" (4.149m x 3.38m)

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

Front

Gate and railings to front with small gravelled areas.

Rear Courtyard

Courtyard area enclosed by wall with brick built shed and door 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.



10/29/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Directions

From our offices, it is a short walk up North Street where the property can be found on the right hand side.



01460 477977 or 01935 277977



www.orchardsestates.com



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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.