



Full video walk - through



FOR SALE

Stoke-Sub-Hamdon, TA14 6QG

£375,000



ORCHARDS
ESTATES

Beautifully presented Ham Stone built period property situated in the popular village of Stoke Sub Hamdon. The property is former Duchy of Cornwall and retains many of the original features whilst having undergone considerable updating. The accommodation comprises a living room, modern fitted kitchen leading to a dining room and a rear utility room/cloakroom. On the first floor are two double bedrooms and a wet room. On the top floor is another large bedroom, with lots of eaves storage and would suit as a master bedroom or well appointed guest room. To the rear of the property there is an enclosed private garden.

£375,000



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 Porch

Door to front, laid to carpet and double glazed door to entrance hall.

Entrance Hall

Laid to carpet, stairs to first floor, under stairs cupboard, coving, radiator and doors to:

Living Room - 12' 11" x 11' 0" (3.93m x 3.35m)

Front aspect double glazed sash window, feature fireplace with gas fire, laid to carpet, coving, wall lights and radiator.

Kitchen - 12' 0" x 11' 0" (3.65m x 3.35m)

Fitted kitchen comprising a range of wall and base units with worktops over, island unit, single bowl sink, integrated appliances to include gas hob with extractor over, combi microwave/electric oven and warming drawer, dishwasher and fridge, tiled splash backs and 'Amtico' flooring.

Orangery/Dining Room - 16' 0" x 9' 11" (4.87m x 3.02m)

Side and rear aspect double glazed windows, three Velux type windows, 'Amtico' flooring with under floor heating, large storage cupboard and double glazed door to side.

Cloakroom/Utility

Velux type window, wall units, plumbing for washing machine, space for tumble dryer, space for freezer, wash hand basin and WC with built in vanity units, vinyl flooring, chrome heated towel rail, half tiled walls and extractor fan.

Inner Hall

Laminate flooring and large airing cupboard.

Landing

Rear aspect double glazed stained glass sash window, laid to carpet, coving, radiator, under stairs cupboard and stairs to top floor.

Bedroom One - 12' 0" x 11' 0" (3.65m x 3.35m)

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

Bedroom Two - 12' 1" x 11' 1" (3.68m x 3.38m) at widest point

Front aspect double glazed sash window, decorative fireplace, laid to carpet, coving and radiator.

Shower Room

Front aspect double glazed sash window, walk in shower, wash hand basin with vanity, WC, half tiled walls, tiled floor, spot lights, shaver point and chrome heated towel rail.

Second Floor Landing

Velux type window, laid to carpet and door to attic room.

Attic Bedroom - 15' 0" x 10' 1" (4.57m x 3.07m)

Front aspect double glazed Velux type window, rear aspect double glazed window, laid to carpet, two storage cupboards and eaves storage.



Front Garden

Gate with steps up to raised patio area with storm porch with access to side enclosed by wall and railings.

Rear Garden

Initial patio leading to gravelled area with shed and greenhouse with planted borders, irrigation water system, lighting and enclosed by fencing with access to side.

Directions

From the centre of Stoke Sub Hamdon, follow High Street onto West Street, the property will be on your right hand side opposite the entrance to the recreational grounds.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100	A	92-100	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

AWAITING EPC

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