



FOR SALE

Stoke-Sub-Hamdon, TA14 6PR

£220,000



Full video walk - through



ORCHARDS
ESTATES

Nestled at the foot of Ham Hill Country Park, in the heart of the highly sought after village of Stoke Sub Hamdon, this three bedroom character cottage is offered with no chain. The accommodation comprises living room, separate dining room, kitchen and shower room on the ground floor and on the first floor are three bedrooms. To the rear of the property is a generous garden. With scope to extend into the loft (subject to building regulations), an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£220,000



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

Door to front, flagstone flooring.

Sitting Room - 11' 7" x 10' 8" (3.543m x 3.241m)

Front aspect double glazed sash window, wood flooring, feature Ham stone open fireplace, alcoves with shelving and radiator.

Dining Room - 12' 0" x 10' 10" (3.657m x 3.290m)

Feature open fireplace, flagstone flooring, stairs to first floor, under stairs cupboard, radiator and double glazed French doors to garden.

Kitchen - 11' 7" x 6' 5" (3.539m x 1.967m)

Two side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas hob with extractor over, electric oven, space for under counter fridge, plumbing for washing machine, exposed stone walls, laminate flooring and radiator.

Shower Room - 6' 6" x 5' 9" (1.981m x 1.754m)

Rear aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, laminate flooring, fully tiled walls, extractor fan and chrome heated towel rail.

Landing

Rear aspect double glazed window, laid to carpet, access to loft and doors to:

Bedroom One - 11' 6" x 11' 2" (3.517m x 3.400m)

Rear aspect double glazed window, airing cupboard housing boiler, laid to carpet and radiator.

Bedroom Two - 11' 5" x 9' 7" (3.486m x 2.928m)

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

Bedroom Three - 8' 1" x 5' 8" (2.458m x 1.724m)

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

Rear Garden

Initial patio with steps down to a further patio area leading to a generous lawn enclosed by wall and fencing.

Agents Note

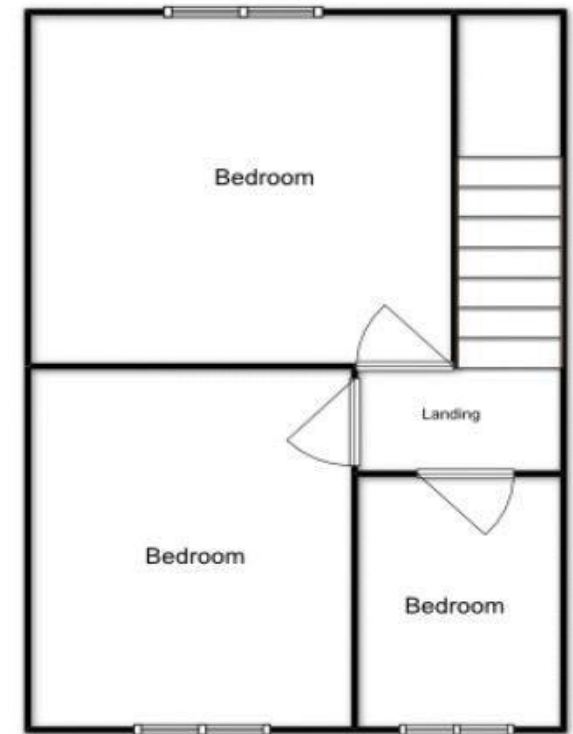
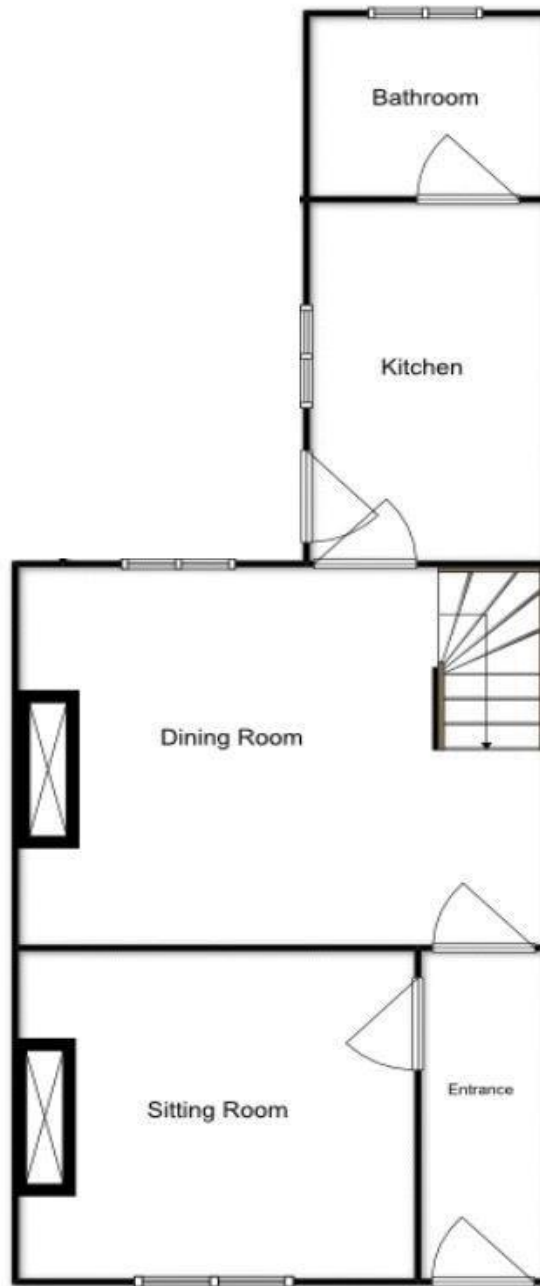
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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 proceed along North Street towards the centre of Stoke sub Hamdon. At the junction turn left towards Montacute. Follow this road for approx 200 metres and the property will be on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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