



To Let

Stoke-Sub-Hamdon, TA14 6RE

Monthly Rental Of £975



ORCHARDS
ESTATES

Nestled at the foot of Ham Hill and in the heart of the highly sought after village of Stoke Sub Hamdon is this well presented two bedroom character cottage. The accommodation comprises spacious lounge/diner, fitted kitchen through to a useful utility room. Upstairs are two double bedrooms and the family bathroom. To the rear of the property is a good size garden.

Monthly Rental Of £975



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 Vestibule

Stained glass over door, front aspect window, period tiled flooring, half glazed door with feature coloured glass to hall.

Entrance Hall

Stairs to first floor and radiator.

Living Room - 11' 9" x 11' 5 (3.58m x 3.48m)

Front aspect window with window seat, feature Victorian style open fireplace with tiled hearth, stripped wood flooring, TV point, telephone point and open archway to dining room.

Dining Room - 12' 7" x 12' 0 (3.83m x 3.65m)

Side aspect window, built in store cupboard and radiator.

Kitchen and Utility area - 'L-Shaped' 10' 5" x 7' 6 (3.17m x 2.28m) + 8' 7" x 5' 3 (2.61m x 1.60m)

Side and rear aspect double glazed windows. Kitchen comprising of feature Hamstone walls, tiled flooring, a range of wall and base units with worktops over, one and a half bowl sink, gas hob, with cooker hood over, double electric oven and double glazed door to rear.

Landing

Fitted linen cupboard, radiator and loft access.

Bedroom One - 14' 9" x 11' 0 (4.49m x 3.35m)

Two front aspect windows, range of fitted wardrobes and storage areas and radiator.

Bedroom Two - 12' 8" x 9' 8 (3.86m x 2.94m)

Rear aspect double glazed window with views of Ham Hill and radiator.

Family Bathroom

Rear aspect double glazed window, bath with mixer taps over, a corner walk in shower cubicle, wash hand basin, close coupled WC, shaver/light point, inset spotlights, radiator and airing cupboard.

Rear Garden

Initial yard area with outhouse, storage shed and outside WC. Flagstone paving leading to main garden with a range of mature shrubs and bushes with "coalmans" access for neighbouring houses.

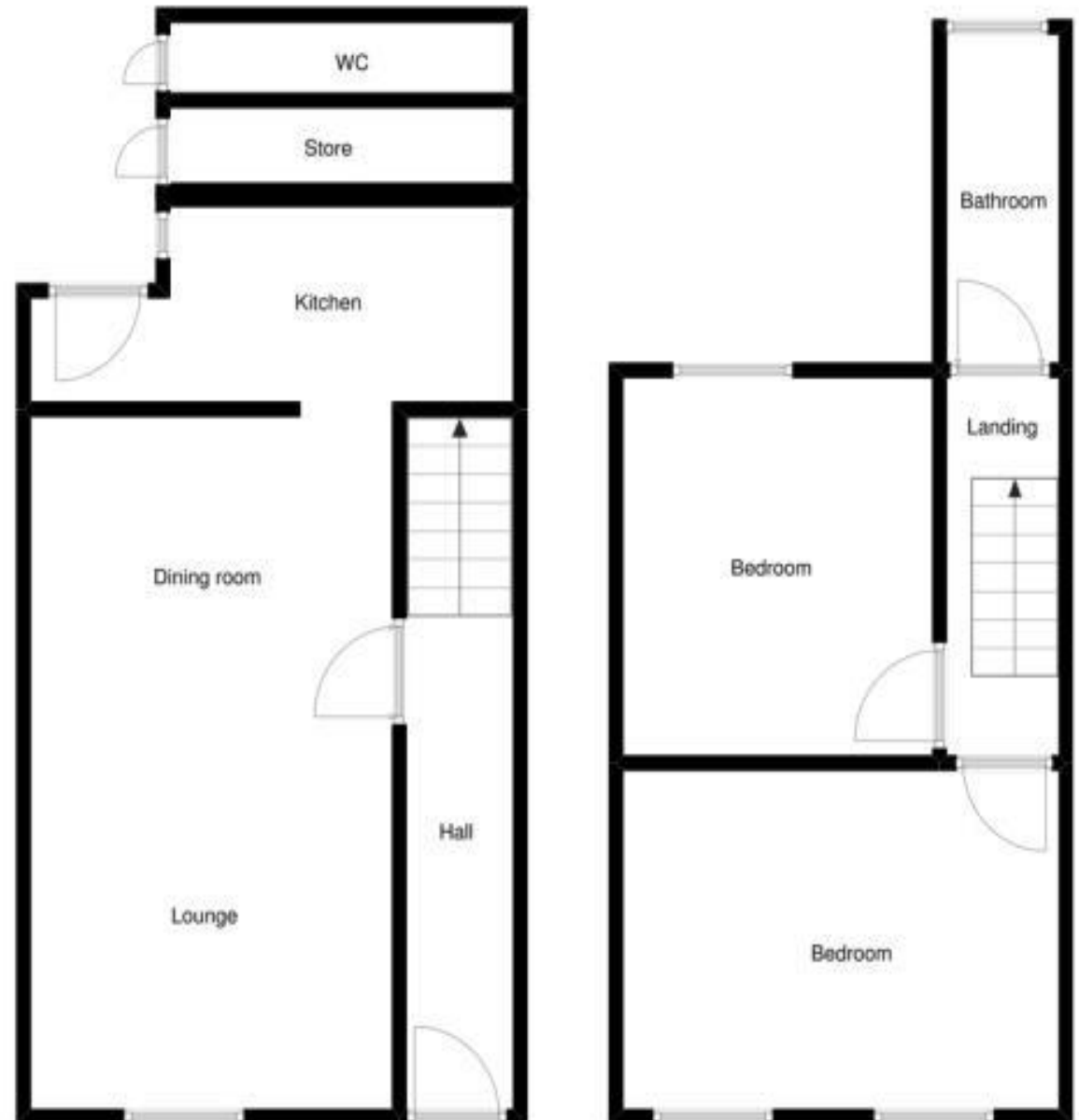
Agents Note

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, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.



Directions

When entering Stoke-Sub-Hamdon via the A303, continue through North Street until you reach a turning on your left called Castle Street. The property is here situated on the right hand side.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	64
	50
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	61
	46
England, Scotland & Wales	
EU Directive 2002/91/EC	



01460 477977 or 01935 277977



www.orchardsestates.com

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



ORCHARDS
ESTATES

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.