



**FOR SALE**

Stoke-Sub-Hamdon, TA14 6QN

**£225,000**




**ORCHARDS**  
ESTATES



Well positioned in the heart of the highly sought after village of Stoke Sub Hamdon, is this three bedroom family home with the added benefit of off road parking. The accommodation is arranged over three floors and comprises a welcoming entrance hall, useful cloakroom and spacious kitchen/diner. On the first floor is a bright living room with lots of windows and a feature fireplace. Also on this floor is a bedroom which could easily be used as an office or as a guest room. On the second floor are two double bedrooms and the family bathroom. To the rear of the property is a courtyard garden and off road parking for one car. With a thriving village community on your doorstep as well as country walks and a regular bus service, this property is a must view to fully appreciate all that is on offer in this great location.

£225,000



 Full video walk - through



## 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 - 7' 7" x 5' 7" (2.3m x 1.7m)

Double glazed door to front, tiled flooring, stairs to first floor and radiator.

### Kitchen/Diner - 19' 8" x 15' 10" (6m x 4.83m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over and breakfast bar, one and a half bowl sink, space for range style cooker with extractor over, plumbing for washing machine, integrated dishwasher, space for American style fridge freezer and laminate wood style flooring. Dining area with double glazed French doors and under stairs cupboard with double glazed door to rear.

### Cloakroom - 5' 8" x 2' 9" (1.73m x 0.84m)

Front aspect double glazed window, fully tiled flooring and walls, wash hand basin and WC.

### Living Room - 18' 11" x 16' 5" (5.77m x 5m)

Two front aspect and three rear aspect double glazed windows, laid to carpet, feature fireplace with inset electric fire, radiator and stairs to second floor.

### Bedroom Three/Study - 9' 9" x 6' (2.97m x 1.83m)

Front aspect double glazed window and radiator.

### Second Floor Landing

Rear aspect double glazed window, airing cupboard and doors to:

### Bedroom One - 15' 5" x 8' 2" (4.7m x 2.5m)

Two rear aspect double glazed windows and radiator.

### Bedroom Two - 15' 5" x 8' 2" (4.7m x 2.5m)

Front aspect double glazed window and radiator.

### Bathroom - 6' 7" x 9' 10" (2m x 3m)

Front aspect double glazed window, full tiling, bath, vanity wash hand basin, WC and radiator.

### Rear Garden

Mainly laid to patio enclosed by fencing.

### Parking

Off road private parking to the rear of the property.

### Agents Note

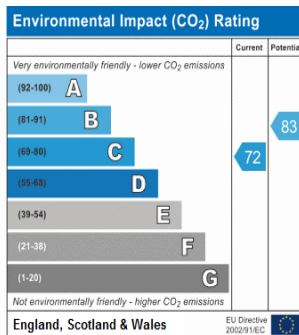
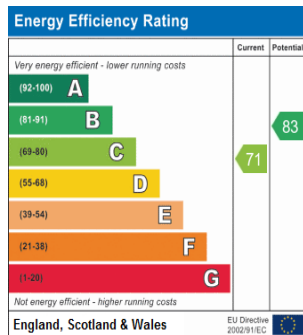
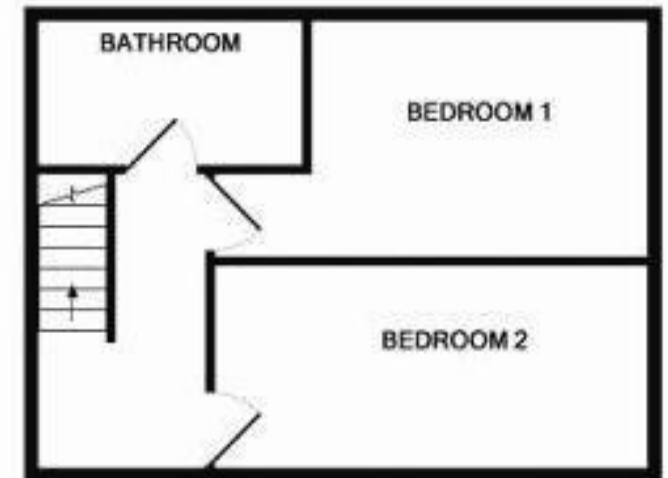
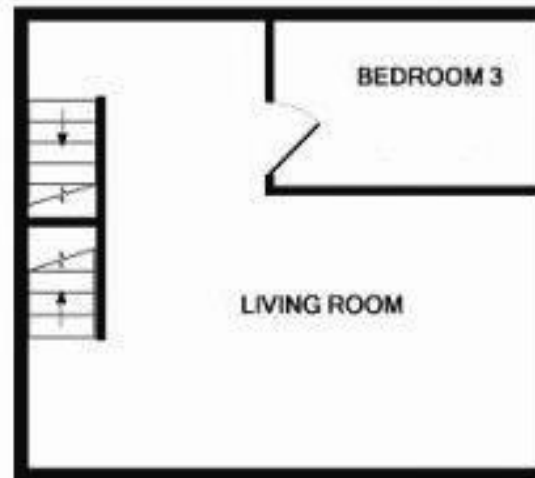
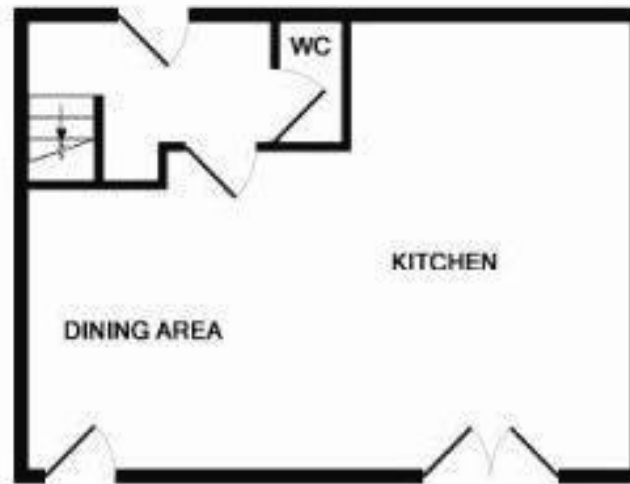
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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

When coming on to Cartgate Link Road (A3088), take the first left halfway up the road and turn right on to the main road past Stanchester School. Continue through to High Street, past the Fleur De Lis and the property is situated on the left hand side and is easily identifiable with the Orchards Estate FOR SALE Sign.



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



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

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