



To Let

Stoke-Sub-Hamdon, TA14 6PP

Monthly Rental Of £495



ORCHARDS  
ESTATES

Offered to let is this well presented and recently decorated two bedroom flat in the heart of the sought after village of Stoke Sub Hamdon. Situated in this lovely character property, the building was originally a bakery and has since been converted to a commercial unit and three 2 bedroom flats. The accommodation comprises living room, fitted kitchen, two bedrooms and bathroom. With the added benefit of character features and stunning views of Ham Hill as well as a regular bus service and country walks on your doorstep. If you fancy escaping the hustle and bustle of modern life to a quiet and relaxing atmosphere, within a great community, then this would be perfect for you.

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## LOCATION

Within Stoke Sub Hamdon there are 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 - 16' 0" x 10' 3" (4.87m x 3.12m)

Situated within the eaves on the second floor this front aspect room with double glazed windows enjoys views of Ham Hill and benefits from new carpets, electric radiator and Victorian feature fireplace.

### Kitchen - 7' 9" x 7' 8" (2.36m x 2.34m)

Fitted kitchen with rear facing single glazed window with wall and base units and tiled splash backs. extractor fan, space for cooker, space for fridge-freezer and plumbing for washing machine

### Bedroom One - 10' 2" x 10' 3" (3.10m x 3.12m)

Front aspect double glazed windows with views of Ham Hill, feature fireplace and electric radiator. Newly fitted carpets.

### Bedroom Two - 9' 4" x 8' 7" (2.84m x 2.61m)

Side aspect single glazed windows, electric radiator and newly fitted carpet.

### Bathroom

Newly fitted bathroom with tiled floors and walls, bath with electric shower over, wash hand basin and WC.

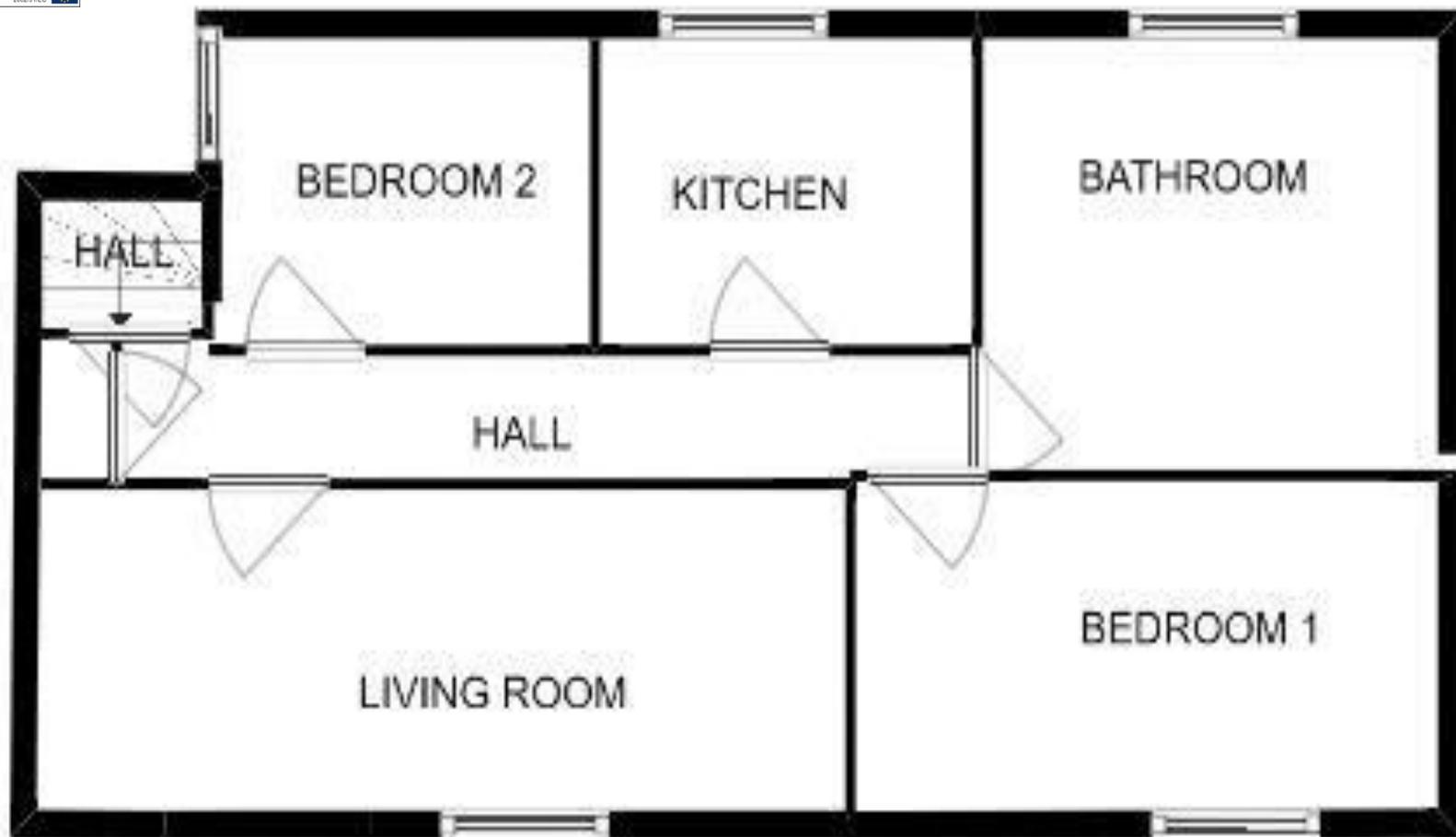
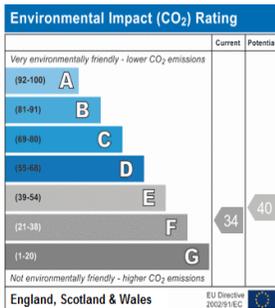
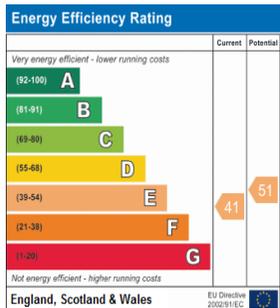
### AGENTS NOTE

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### 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 and the property is situated on the right hand side.





01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)



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