



3 Ham Green

Hambridge, TA10 0AR

GeorgeJames PROPERTIES

EST. 2014



# 3 Ham Green

Hambridge, TA10 0AR

Guide Price - £279,950

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

3 Ham Green is an end of terrace house with accommodation comprising entrance hall, sitting room/dining room, kitchen/dining room and conservatory. To the first floor there are three bedrooms and bathroom. Outside the property occupies a good plot with off road parking and large gardens with greenhouse and two garden sheds.

## Amenities

Hambridge is a popular rural village offering a range of local amenities including a primary school, public house, Post Office/shop, village hall and church. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

## Services

Mains water, drainage and electricity are all connected. Oil gas fired central heating to radiators. Council tax band C.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with stairs to the first floor.

## Sitting Room/Dining Room 17' 5" x 13' 7" (5.30m x 4.13m)

With window to the front and patio doors to the conservatory. Radiator and electric fire. Solid wood floor.

## Kitchen/Dining Room 17' 3" x 9' 8" (5.25m x 2.95m)

With window to the front and rear. Door to the side. Range of base and wall mounted kitchen units with work surfaces over, one and a half bowl sink unit with mixer tap. Space for washing machine, tumble dryer, fridge freezer and dishwasher. Space for propane range cooker. Understairs storage cupboard. Radiator.

## Conservatory 12' 2" x 8' 2" (3.72m x 2.50m)





### Landing

With window to the rear, wood flooring. Access to the loft space.

### Bedroom 1 13' 1" x 9' 7" (3.99m x 2.93m)

With window to the front and radiator. Built in mirror fronted wardrobes.

### Bedroom 2 13' 1" x 9' 7" (3.99m x 2.93m)

With window to the front and radiator.

### Bedroom 3 12' 5" x 7' 5" (3.78m x 2.26m)

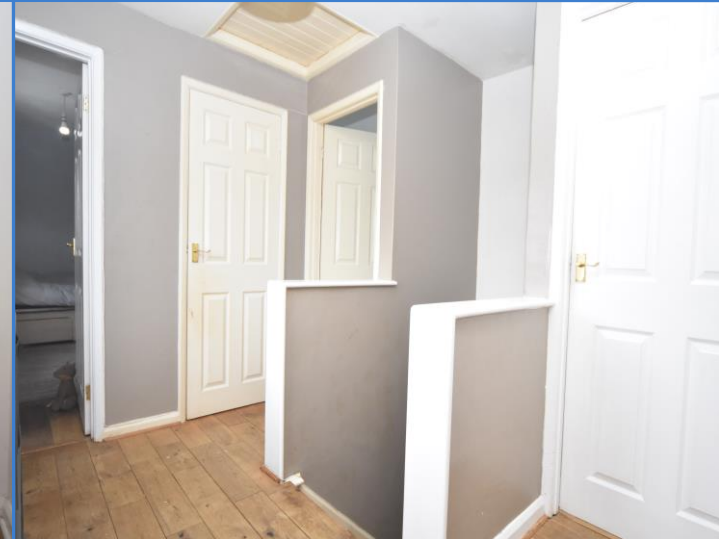
With window to the rear and radiator.

### Bathroom 7' 5" x 6' 7" (2.25m x 2.00m)

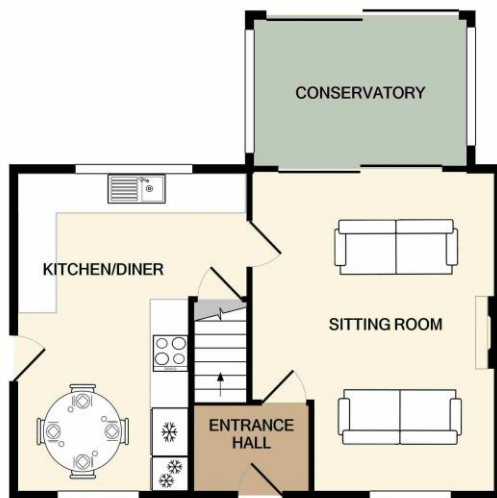
With window to the rear and side. Bathroom suite comprising low level WC, wash hand basin and panelled bath with shower attachment. Ladder towel rail.

### Outside

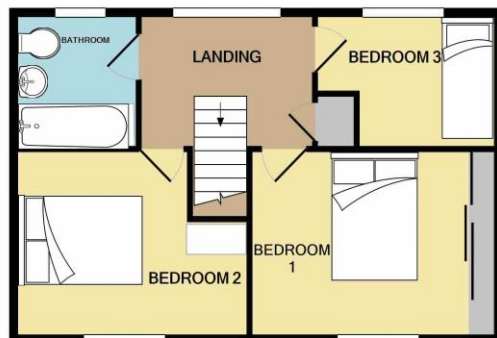
To the front of the property the garden is laid to lawn with driveway and parking. A path and gate to the side leads to the rear garden. The large garden to the rear has a greenhouse and two garden sheds. There is a gravel area/patio and lawned garden.







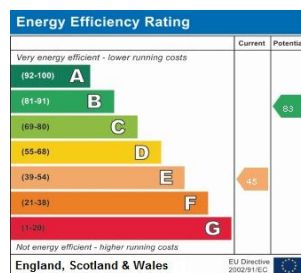
GROUND FLOOR  
APPROX. FLOOR  
AREA 565 SQ.FT.  
(52.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



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