



FOR SALE



Full video walk - through

Stoke-Sub-Hamdon, TA14 6QN

£220,000



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Tucked away in a quiet cul de sac, at the foot of Ham Hill country park, this two bedroom Hamstone property comes with the added benefit of off road parking and no chain. Having been extended, the well presented accommodation comprises spacious sitting room with dining area and double glazed French doors to the garden. On this floor there is also an additional reception room which could be utilised as a further bedroom or a useful play room/study. On the first floor are two double bedrooms, a through room which could make an ideal dressing room or extra bedroom and the family bathroom. To the rear of the property is the off road parking area with gated access to the enclosed rear garden. This lovely property would make an ideal first time purchase or as an investment opportunity, so 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

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

Sitting/Dining Room - 21' 1" x 11' 4" (6.417m x 3.442m) at widest point

Front aspect double glazed window, feature open fireplace, under stairs cupboard, laid to carpet and radiator. Dining Area - Double glazed French doors to garden, laid to carpet and radiator.

Additional Reception Room/Play Room/Study - 14' 6" x 7' 8" (4.429m x 2.330m)

Front and rear aspect double glazed windows, window seat to front window, laid to carpet and radiator.

Kitchen - 9' 4" x 6' 10" (2.853m x 2.077m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, space for cooker with extractor over, plumbing for washing machine, space for fridge/freezer, tiled splash backs, tiled flooring, radiator and double glazed door to rear.

Landing

Internal window to bedroom one, laminate flooring, airing cupboard housing boiler and access to loft.

Bedroom One - 14' 7" x 7' 10" (4.439m x 2.386m)

Two front aspect double glazed windows, double built in wardrobe, laminate flooring and radiator.

Excuse Me Room/Study/Dressing Room - 9' 4" x 7' 5" (2.846m x 2.264m)

Rear aspect double glazed window, double built in wardrobe, laminate flooring and radiator.

Bedroom Two - 14' 5" x 7' 0" (4.398m x 2.146m)

Front and rear aspect double glazed windows, wooden floor, half panelled walls and radiator.

Bathroom

Rear aspect double glazed window, corner bath with shower over and mixer taps, wash hand basin with mixer taps, WC, part tiled walls and radiator.

Front Garden

Mature shrubs and pond.

Rear Garden

Laid mainly to patio with raised planted borders of trees and shrubs, double electric exterior socket, outside tap, enclosed by fencing with gated access to side.

Parking

Off road parking area to the rear of the property with gated access to garden.



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 turn left into Matt's Lane. Take the next left into Hamdon Close where you bear left and the property is situated on the right hand side.

6/15/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

AWAITING FLOORPLAN



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



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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.