



# 360° Degree Virtual Tour

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**FOR SALE**

Minchingtons Close, Norton Sub Hamdon, TA14 6SX

£230,000



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This 4-bedroom home is located in a highly sought-after village and offers a fantastic opportunity for renovation.

The property is priced attractively, providing ample room in the budget for personalisation and updates.

While the property requires renovation as it has been unoccupied for some time, the affordable price allows you to put your own creative touch on the home, making it uniquely yours.

Overall, this property presents an incredible opportunity to create a personalised and charming family home in a desirable village location.

With its spacious layout, potential for improvements, and unoccupied status, it's a steal for those looking to invest in a renovation project and make the house truly their own.

£230,000





## LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house (The Lord Nelson has a 4.5 Star Tripadvisor rating), community shop (open six days a week) and post office. There is also a primary school (Ofsted Rated: GOOD), church and village hall. Further facilities are available close by in the neighbouring villages of South Petherton and Stoke sub Hamdon with doctors surgeries, dentists, veterinary practices as well as a range of other shopping, dining and entertainment options. Within a few miles is the market town of Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets. The area is also well served by state and independent schools including Hazlegrove at Sparkford, The Park School at Yeovil, Millfield in Street as well as Huish Episcopi in Langport. The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

### Location

Situated in the picturesque village of Norton sub Hamdon, this property is ideally located for those seeking a peaceful and charming environment with easy access to village facilities, local primary school, secondary schools within easy reach and regular bus to main towns.

### Approach

The front of the property features a patio area and a storm porch, adding to the curb appeal and providing a welcoming entrance.

### Rear Garden

The rear garden is divided into two sections. The initial patio area offers space for outdoor relaxation, and the lawned area is fenced for privacy.

### Ground Floor

The ground floor boasts a spacious sitting room that connects to a conservatory, creating a bright and open living space. On the other side, there's a kitchen/dining area with potential for updates and improvements. A rear utility space is accessible from here and could be used for storage or even for installing a downstairs cloakroom. Additionally, there's a large utility space that can serve as a boot room.

### First Floor

The first floor is home to four double bedrooms, providing ample space for a growing family or guests. There is also a family bathroom on the first floor, catering to the needs of the household.

### Parking

There is One Allocated Parking Space.

### Additional Information

There is no mains gas in this half of the village. The current heating system is off a Villager Multi-Fuel Stove with Back Boiler which is situated in the kitchen/diner. This installation has not been tested and it is advised that any purchaser should have their own inspections carried out.



### Directions

From the Community Shop and Post Office in the centre of Norton sub Hamdon, at the junction of New Road and Great Street, head towards the village centre past Katy's Bakes, around the bend past The Lord Nelson and onto Skinner's Lane. After passing the Lord Nelson, take the first right onto Minchingtons's Lane and follow this road as it bends to the left. The property will be on your left hand side and easily identifiable with an eye catching Orchards Estates FOR SALE Sign to help you identify the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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