



FOR SALE

Stoke-Sub-Hamdon, TA14 6PY

£350,000



Full video walk - through



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Beautiful Hamstone cottage tucked away down a quiet no through lane in this highly sought after village with the added benefit of shared off road parking and double garage. The accommodation comprises good size living room with French doors opening to the garden and a useful cloakroom. The well equipped and spacious modern fitted kitchen offers plenty of room for a dining table as well as a seating area with French doors opening to the garden. Upstairs are three bedrooms, master with en-suite shower room and the family bathroom. Outside is off road parking for residents and visitors and a pretty landscaped garden benefitting from low maintenance. This lovely home offers the charm and character of an older property with the convenience of being less than 20 years old.

£350,000



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

Door to front, laminate flooring, stairs to first floor, under stairs cupboard and doors to:

Living Room - 18' 10" x 12' 4" (5.749m x 3.751m)

One front aspect and two rear aspect double glazed windows, Hamstone traditional style fireplace with gas fire, laminate flooring and double glazed French doors to garden.

Kitchen/Diner - 21' 1" x 9' 8" (6.420m x 2.937m)

One front aspect and two rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas hob with extractor over, double electric oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, tiled flooring, two radiators and double glazed French doors to garden.

Cloakroom

Front aspect double glazed window, wash hand basin, WC and laminate flooring.

Landing

Rear aspect double glazed window, laid to carpet, storage cupboard housing hot water tank, airing cupboard housing gas boiler and access to loft.

Bedroom One - 13' 11" x 12' 5" (4.235m x 3.792m)

Front aspect double glazed window, laid to carpet, built in wardrobe and radiator.

En-Suite

Rear aspect double glazed window, laminate flooring, double shower, wash hand basin, WC, extractor fan, tiled splash backs and radiator.

Bedroom Two - 10' 6" x 10' 5" (3.206m x 3.175m)

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

Bedroom Three - 10' 7" x 8' 3" (3.220m x 2.503m)

Front aspect double glazed window, laminate flooring and radiator.

Bathroom

Front aspect double glazed window, bath with mixer taps, wash hand basin, WC, tiled splash backs, laminate flooring, extractor fan, shaver point and radiator.

Front Garden

Accessed via a gate with a pathway to the front door and lawn to both sides enclosed by wall.

Rear Garden

Initial patio with pathway leading to back gate with gravelled and shingle areas, a brick paved seating area, outside tap and raised borders with bushes and plants enclosed by fencing.

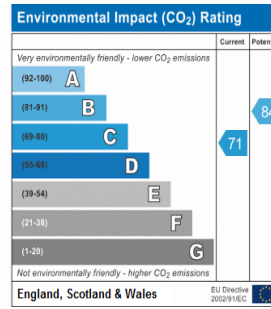
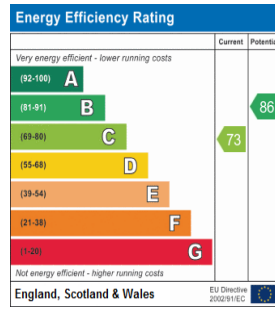
Double Garage

Two up and over doors, roof space, power, lighting and personal door to side.



Directions

From our offices at the Duchy of Cornwall Workshops turn left and the property is situated down a no through lane on the left hand side.



AGENTS NOTE

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