



**FOR SALE**

Walscombe Close, Stoke-Sub-Hamdon, TA14 6QJ

Offers Over £265,000



**ORCHARDS**  
ESTATES

A rare opportunity to purchase a detached three bedroom bungalow with driveway and garage situated in this quiet cul-de-sac in the highly sought after village of Stoke Sub Hamdon. The accommodation comprises spacious living room with double glazed patio doors to the garden, a modern fitted kitchen/breakfast room, three bedrooms, a family shower room and a separate toilet. To the side of the property is a driveway leading to a garage and to the rear is an enclosed private garden. An early viewing is highly recommended to appreciate all this lovely property has to offer in this great location.

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## 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

A good size welcoming entrance hall with door to front, laid to carpet, airing cupboard housing hot water tank, radiator and doors to:

### Living Room - 15' 0" x 11' 0" (4.57m x 3.35m)

Light and airy living room with side aspect double glazed window, laid to carpet, wall lights, radiator and double glazed patio doors to rear garden.

### Kitchen/Breakfast Room - 15' 0" x 11' 0" (4.57m x 3.35m)

Side and rear aspect double glazed windows, vinyl flooring, recently fitted contemporary kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas hob with extractor over, eye level electric oven, integrated microwave oven, plumbing for washing machine, space for fridge/freezer, gas boiler, tiled splash backs, radiator and double glazed door to side.

### Cloakroom

Side aspect double glazed window, wash hand basin with vanity unit and tiled splash back, WC, tiled flooring and chrome heated towel rail.

### Bedroom One - 11' 0" x 10' 1" (3.35m x 3.07m)

Generous size double bedroom with front aspect double glazed bay window, built in double wardrobe, laid to carpet and radiator.

### Bedroom Two - 11' 0" x 9' 0" (3.35m x 2.74m)

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

### Bedroom Three - 12' 0" x 7' 1" (3.65m x 2.16m)

Rear aspect double glazed window, laid to carpet and radiator.

### Shower Room

Recently re-fitted shower room with side aspect double glazed window, fully tiled walls, shower cubicle with power shower, wash hand basin with vanity unit, WC, chrome heated towel rail and tiled flooring.

### Garage

Up and over door, light and power connected.

### Driveway

Driveway to side of property providing off road parking for 3 cars leading to garage with gated access to rear garden.

### Front Garden

Mainly laid to lawn with pathway to front door.

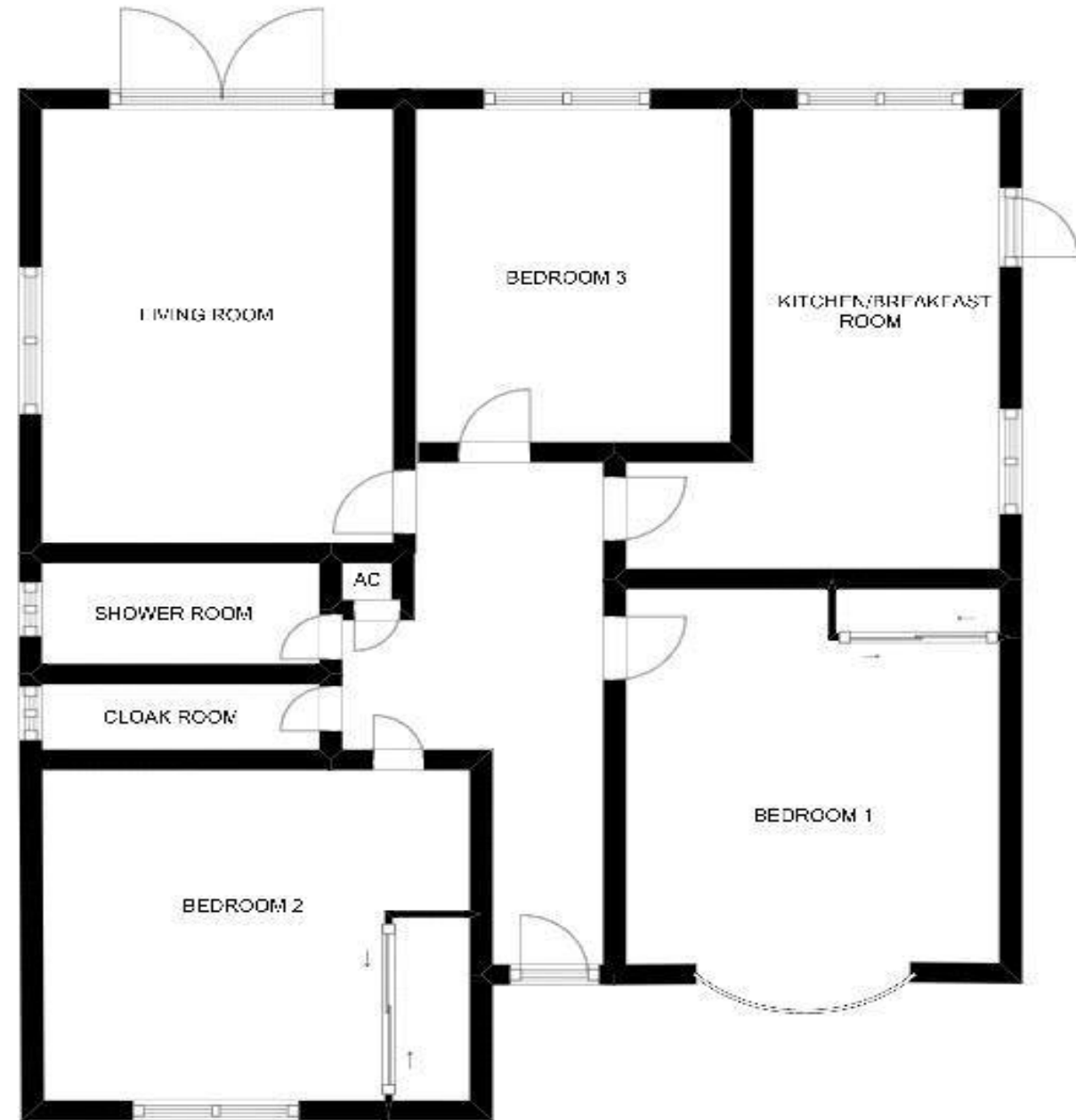
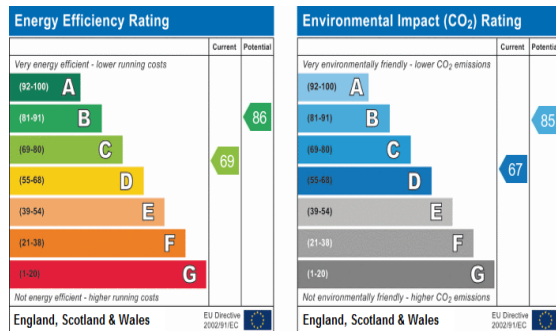
### Rear Garden

Private rear garden with initial patio area leading to lawned garden and outside tap enclosed by fencing with gated access to side.



## AGENTS NOTE

Orchards Estates 24/7 Estate and Letting agents - 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. All available 24/7 for your convenience. 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

From the A303 take the exit for Stoke sub Hamdon. At the first junction turn right onto North Street. Follow this road for a short distance and then turn right onto Walscombe Close, the property is situated here on the right hand side.

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

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



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