



**FOR SALE**



**Full video walk - through**

Stoke-Sub-Hamdon, TA14 6PD  
Offers in Excess of £400,000



**ORCHARDS**  
ESTATES



Modern family home with off road parking and garage in the highly sought after village of Stoke Sub Hamdon. The accommodation comprises spacious living room, modern fitted kitchen/diner and useful downstairs toilet. Upstairs are four bedrooms, master with ensuite and family bathroom. To the front is off road parking leading to a garage. To the rear of the property is a private enclosed garden. An early viewing is highly recommended to fully appreciate all this lovely property has on 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

Double glazed door to front, radiator and tiled flooring.

### Living Room - 16' 1" x 13' 11" (4.90m x 4.24m)

Front and side aspect double glazed windows, feature open fireplace, engineered wood flooring, stairs to first floor and under stairs cupboard.

### Kitchen/Diner - 14' 0" x 12' 9" (4.26m x 3.88m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, integrated appliances to include gas hob, electric oven and fridge/freezer, plumbing for dishwasher, plumbing for washing machine, gas boiler and tiled flooring.

### Cloakroom

Side aspect double glazed window, wash hand basin, WC and radiator.

### Landing

Storage cupboard, access to loft, radiator and doors to:

### Bedroom One - 11' 4" x 12' 9" (3.45m x 3.88m)

Side aspect double glazed window, two built in wardrobes and radiator.

### En-Suite

Side aspect double glazed window, shower cubicle, wash hand basin, WC, extractor fan and radiator.

### Bedroom Two - 10' 10" x 10' 0" (3.30m x 3.05m)

Rear aspect double glazed window, two built in wardrobes and radiator.

### Bedroom Three - 8' 1" x 8' 1" (2.46m x 2.46m)

Rear aspect double glazed window and radiator.

### Bedroom Four - 8' 1" x 8' 0" (2.46m x 2.44m)

Front aspect double glazed window and radiator.

### Bathroom

Freestanding bath with mixer taps, wash hand basin, WC, extractor fan and heated towel rail.

### Garage - 19' 0" x 8' 1" (5.79m x 2.46m)

Up and over door, power and lighting.

### Parking

Off road parking for 1 car in front of garage.

### Rear Garden

Initial patio area leading to lawned garden with seating area, shed and outside tap enclosed by fencing.



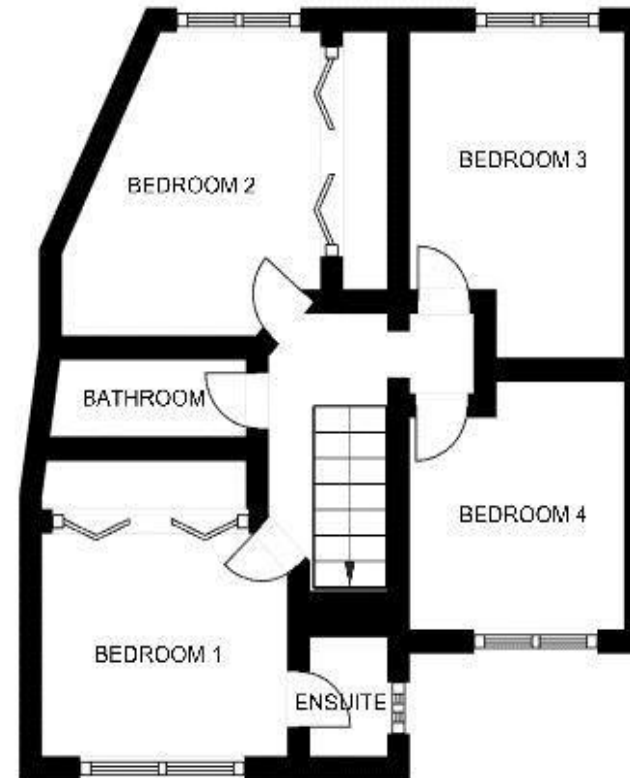
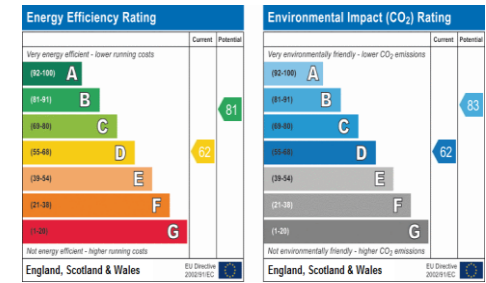


### AGENTS NOTE

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 our office it is a short walk to Tiptoft which is located off Great Field Lane.



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www.orchardsestates.com



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