



FOR SALE

Becks Field, Stoke-Sub-Hamdon, TA14 6PB

£350,000



ORCHARDS
ESTATES

WOW, 4 bedroom Hamstone Home, master ensuite, private sunny garden, parking, garage and all for under £370,000 in Stoke sub Hamdon. Well worth a visit if you are looking for a family home. The vendor has found a property which is unoccupied and will be end of chain meaning this can be a quick transaction for the right buyer. The garden is lovely and sunny and is enclosed with a wall to maintain privacy and safety for kids or pets. Set within the maintained community of Becks Field this property is semi-detached and modern, built at the turn of the Century. Entrance is to the hallway with downstairs WC and door to the garage, door to the kitchen with dining table space and then further door to the wide sitting room with rear access to the garden. Upstairs are 4 bedrooms, the master with its own ensuite. Give us a call now if you wish to visit this well positioned, well priced 4 bedroom home which is set in a small, exclusive residential area.

£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.

Approach

BecksField is a small community of homes situated on former Duchy land and is maintained by a management company, meaning less work outside and a well kept local environment. A few steps up to the front door with storm porch over and you enter into the spacious hallway.

Living Space

The entrance hallway distributes to the downstairs WC. Stairs to the first floor and door under stairs providing access to the garage. To the rear of the hallway is the sitting room which is full width and features a nice rear window and French doors providing access directly to the garden. The last room on this floor is the kitchen/diner with side and front aspect windows. This is the original kitchen and would benefit from modernisation. The table is a large 6 seater to give you an idea of dimensions.

Upstairs

Landing with double width airing cupboard. The main bedroom is to the front with dual aspect windows, built in triple wardrobes and en-suite. The second bedroom is large double also with triple built-in wardrobes. The remaining 2 bedrooms can be classed as doubles. The bathroom has been converted in a nice modern space with walk-in double shower.

Garden

The garden is sunny in the morning and afternoon. Landscaped to be easy to maintain and laid to loose gravel, laid patio and seating areas. There is also a personal access door direct to the garage.

Garage

Sizeable garage which most neighbours use as storage and home workshops, some have even extended into this area to increase the living space. With front up and over door, rear personal door to garden, side interior personal door to living space. With electric and lighting.

Parking

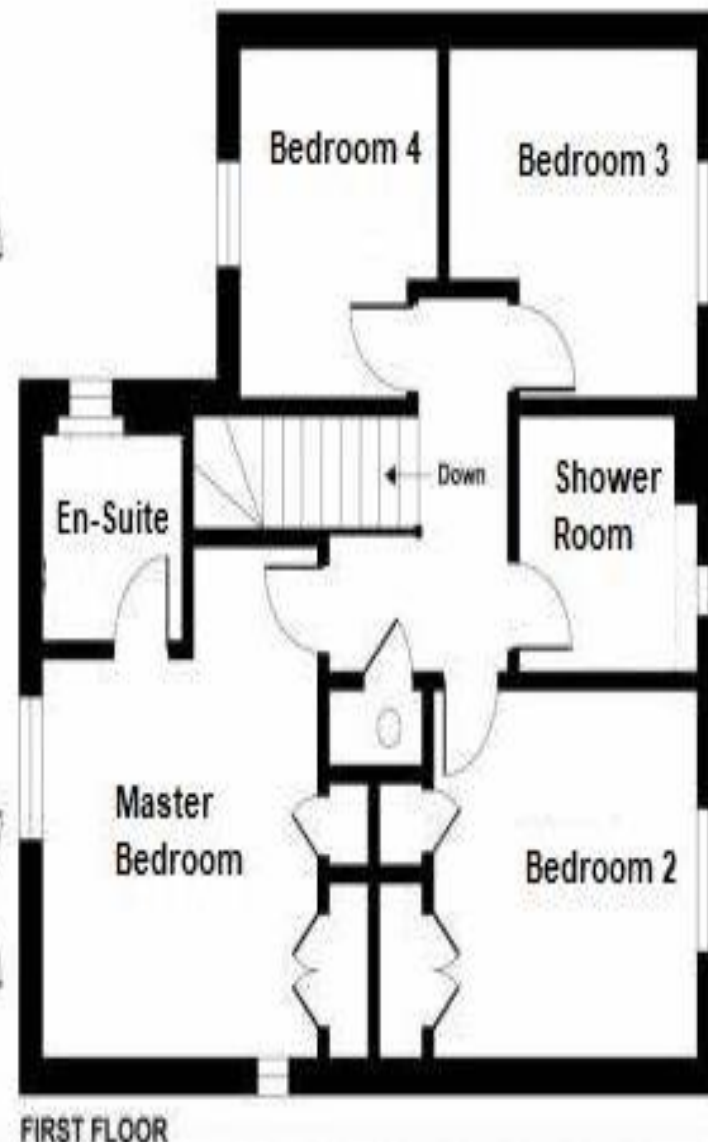
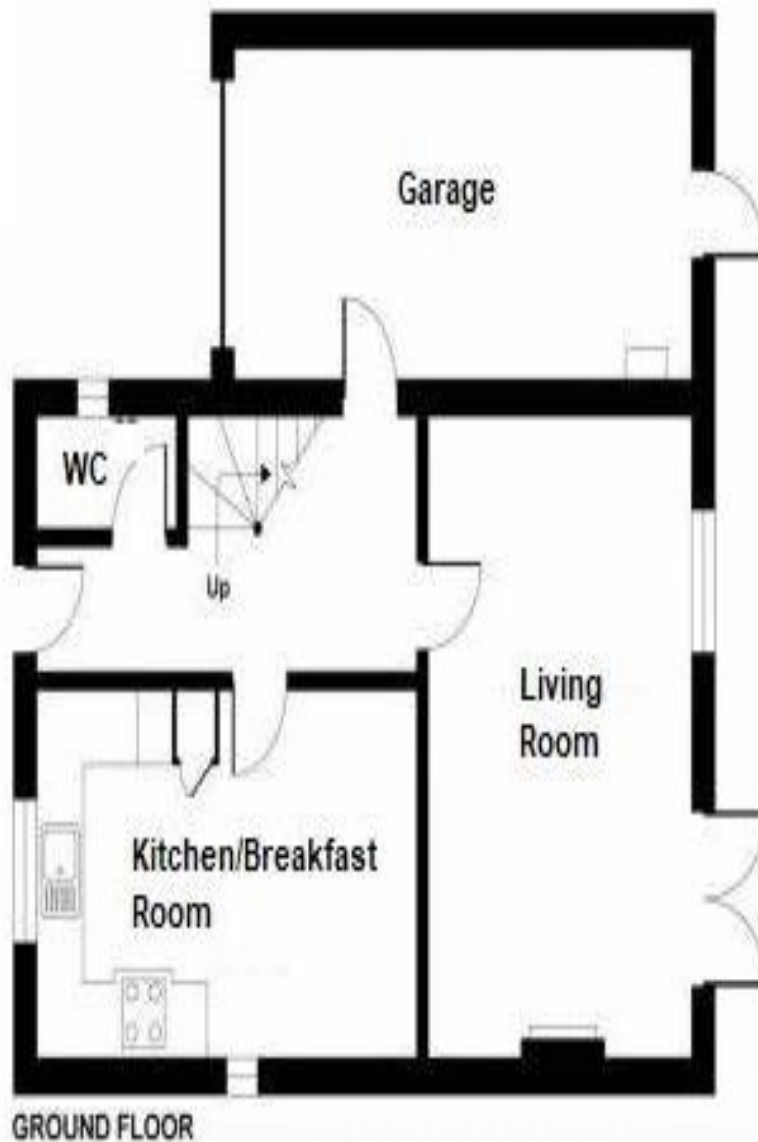
There is a central parking area and this property comes with one designated space.

Material Information

- Freehold property, Built c. 2001.
- Council Tax Band: D
- EPC Rating: C
- Gas Central Heating Gas Fire in Lounge (unused and unchecked),
- Timber Double Glazed Windows.
- UltraFast Broadband is available in the village.
- The property is set within a management environment which includes 48 dwellings across 3 separate addresses, namely Becks Field, Tiptoft and Cole Lane. The annual charge for maintenance which includes upkeep of the public access areas is approx £600 per annum.
- Flood Zone 1: Low Flood Risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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