



**FOR SALE**

37 The Avenue, Stoke-Sub-Hamdon, TA14 6QB

Offers Over £260,000



**ORCHARDS**  
ESTATES

Spacious 2 bedroom Hamstone built home with parking set at the end of a no-through road.

An ideal location as this is a quiet area yet easy walking distance to the village centre.

The rear garden is flat and offers a wonderful Westerly outlook over Apple Orchards with some dramatic evening sunsets.

The current owners bought here as the home offered a location in the village with views to Ham Hill, great parking and most importantly, safe and secure garden with rear gated access for 2 large dogs to access walking paths.

We are organising viewings now, so if you wish to have a look, simply get in touch and we can arrange a viewing time to suit you.

Offers Over £260,000

*Section 21 - Estate Agents Act*

*In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within OrchardsEstates.*



## LOCATION

Stoke sub Hamdon (Stoke under Ham) continues to be a vibrant village with a variety of local amenities including coffee shops, a community run mini supermarket, several hairdressers, doctors surgery with chemist, veterinary surgery as well as several pet groomers. The village maintains a strong social involvement with many events and community driven activities with venues such as the village hall, several public houses and the working mens social club. There is a regular daily bus service connecting South Petherton to Yeovil which passes through the village with several stops several times a day. Within the village, there are also essential services such as West End Garage and bus services. Educational needs are met by both primary and secondary schools within the village. The cherished local beauty spot of Ham Hill remains a prominent feature on the fringe of the village, providing stunning views over the surrounding countryside. Yeovil is still approximately 6 miles to the East, while Ilminster is about 10 miles to the West, with excellent road access via the A303. For more detailed and specific updates, such as changes in services or new developments in Stoke sub Hamdon, I recommend checking the official Stoke sub Hamdon council website or local newsletters for the most recent information.

### Approach

Set near the end of this no-through road, the property has a private parking area to the front. The driveway is set back through Hamstone walls with loose gravel surround to the brick pavier parking area. Access gate with footpath to front door.

### Ground Floor

Entrance Porch: Double glazed porch which provides a space for shoes, coats umbrellas and even a set of golf clubs.

Inner Entrance: Inner door opens to stairs to the first floor and recessed door providing access to the living room.

Living Room: A nice square space, suitable for a range of furniture options and with a large front window offering lovely views to Ham Hill.

Kitchen/Diner: Set to the rear of the property this is a practical room with plenty of space for a dining table and chairs as well as a pantry area which is found in the large understairs cupboard.

Utility/Garden Access: Updated by the current owners this was originally a rear hall and downstairs bathroom. This has

been converted to a large rear space, ideal for doggies. A separate cupboard houses a washing machine, tumble dryer and wall mounted Hoover.

Shoe rack with large double cupboard above provides plenty of storage.

WC: Every house needs one nowadays, accessed from the Utility room and comes with WC and separate sink.

### Upstairs

Originally configured as a 3 bedroom upstairs, the current owners have remodelled the space.

Bathroom: Featuring a free-standing, double-ended slipper bath with free-standing chrome taps, separate shower, heated towel rail and radiator. The window to the rear offers a dramatic outlook to the orchards behind and lovely Somerset sunsets, a great place to unwind in the evening and enjoy the outlook from the bath.

Bedroom: Main Bedroom is a large double with plenty of space, currently accommodating a SuperKing size bed. There is a built-in wardrobe over the stairs and still enough room for a large double wardrobe, dressing table, chest of drawers and still fit side boards. The front window offers a wonderful outlook to Ham Hill with the sun rising over in the morning.

Bedroom 2: The second bedroom is another double and easily accommodates a large double bed and comes with fitted wardrobe space

Loft: Access hatch, there is partial boarding, no ladder or light.

### Rear Garden

Accessed from the rear of the house, rear walkway or side gate, initial concrete and paving leading to a shed then onto the main area which begins with gravelled areas to both sides leading to a patio terrace with pergola on one side. The garden is then primarily lawned with a range of flower and plant borders. To the rear are several large shrubs with a greenhouse. The primary gate is to the rear and provides access to a walkway which emerges onto a countryside path, allowing you to go in any direction whilst keeping off main roads, ideal for early morning and late evening dog walks. In the top right hand corner is another gate which provides pedestrian access to a corridor should you wish to access the road at the front of the house.

### Parking

Private parking space to the front. The road to the front has free parking areas for guests and residents on a first come first served basis, these spaces are rarely fully occupied.



### Additional Information

- Freehold Property, built c. 1925
- Council Tax Band: B
- The searches have been ordered for this property and can be obtained for a new purchaser to shorten the transaction period
- The property had a RICS Valuation carried out in 2024, valued at £275,000
- Mains Gas, Drainage, Water and Electric
- Gas Fired Central Heating System installed in 2016, serviced annually
- Gas and Electric Average Bill: £110/month
- New front windows were installed in September 2023
- EPC (Energy Performance Rating): 69 C
- The road to the front is unadopted and offers numerous parking spaces
- The owner is responsible for fencing in the garden to the left, rear and small area between rear of house and shed on the right
- The fence to the left has been updated in 2024
- The fence to the front of the property on the right as you look at the property is by deed, a shared boundary. The current owners of this property had the hedging removed and replaced with a brand new fence in 2024
- OFCOM: UltraFast 1,000Mbps Broadband Available
- Flood Risk 1: Low Level

**Directions:** From West Street, turn into The Avenue. Drive to the end, the property is the 2nd from last on the left hand side. There will be plenty of parking space.

<https://w3w.co/prefect.fortified.love>



Approximate total area<sup>2</sup>  
73.68 m<sup>2</sup>  
793.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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



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

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.