



To Let

Hamdon Close, Stoke-Sub-Hamdon, TA14 6QN

Monthly Rental Of £1,250



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Nestled at the foot of the picturesque Ham Hill Country Park, this delightful two-bedroom Hamstone property enjoys a cul-de-sac location and the added convenience of off-road parking.

Thoughtfully extended and beautifully presented, the home offers spacious and versatile living. The ground floor features a generous sitting room with a separate dining area, complemented by double-glazed French doors that open onto the garden—perfect for indoor-outdoor living.

Upstairs, you'll find two well-proportioned double bedrooms, a versatile through room—perfect as a dressing area, home office, or additional bedroom—and a modern family bathroom. To the rear, a private enclosed garden is accessed via a gated off-road parking area, offering both practicality and privacy.

This is a truly lovely home in a sought-after location, and early viewing is highly recommended to fully appreciate all it has to offer.

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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.

Approach

Path leading up to the front door with mature shrubs and trees surrounded by gravel on the left.

Ground Floor Living

Entrance hall with double glazed door to front, laminate flooring, stairs to first floor and radiator.

Living Room- Front aspect double glazed window, working inset wood burner, under stairs cupboard, laminate flooring and radiator with double glazed french doors to garden.

Dining Room- Front and rear aspect double glazed windows, window seat to front window, laminate flooring and radiator.

Kitchen- Rear aspect double glazed window, modern fitted kitchen comprising a range of wall and base units with worktops, sink, integral hob with extractor over, eye level cooker, microwave, fridge/freezer with tiled splash backs, laminate flooring, and space with plumbing for washing machine.

First Floor Living

Landing laid to carpet, airing cupboard housing boiler and access to loft.

Bathroom- Rear aspect double glazed window, bath with shower over and mixer taps, vanity unit sink with mixer taps, WC, part tiled walls and heated towel rail.

Bedroom- Two front aspect double glazed windows, double built in wardrobe, laminate flooring and radiator.

Additional Room- Through room with rear aspect double glazed window, double built in wardrobe, laid with carpet and radiator.

Bedroom- Front and rear aspect double glazed windows, wooden floor, half panelled walls and radiator.

Rear Garden

Laid mainly to gravel with raised planted borders of trees and shrubs, log shed, double electric exterior socket, outside tap, enclosed by fencing with gated access to side that has a storage shed.

Parking

Off road parking area to the rear of the property with gated access to garden and EV charging point.

Material Information

- Council Tax Band: B
- EPC Rating: D
- Mains Drainage, Water, Electric and Gas
- Gas Central Heating
- Eco Tec Pro 30 Vaillant Boiler fitted in February 2025
- Broadband: OFCOM: Ultrafast Available (1000Mbps)
- Flood Zone 1 - Flood Zone 1 has low probability of flooding from the sea or rivers



Directions

When coming on to Cartgate Link Road (A3088), take the first left halfway up the road and turn right on to the main road past Stanchester School. Continue through to High Street, past the Fleur De Lis and turn left into Matt's Lane. Take the next left into Hamdon Close where the property is situated on the left hand side. What3Words-
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AGENTS NOTE

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Floor 1



Floor 2



Approximate total area⁽¹⁾

72.5 m²
780 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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