



FOR SALE

New Road, Norton Sub Hamdon, TA14 6SF

£280,000



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ESTATES

Located in the desirable village of Norton sub Hamdon, this spacious three-bedroom home offers excellent views to the rear and is just a short walk from the local primary school and village amenities.

Properties on this road rarely come to market, making this a valuable opportunity to purchase in a well-regarded Somerset location.

£280,000



LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house, shop, cafe and post office. There is also a primary school, church and village hall. Further facilities are available at Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets. The area is also well served by state and independent schools including Hazlegrove at Sparkford, The Park School at Yeovil and Millfield in Street. The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

Approach

The property is set back from the road and benefits from a tarmac driveway to the side, framed by mature hedging, with parking for up to four vehicles. An additional parking space is available at the front. Access to the home is available via the front entrance or a side door, offering flexibility and convenience.

Ground Floor Living

Entering from the side driveway, you step into the hallway where a convenient downstairs WC is located to the left. To the right is the kitchen, fitted with a range of wall and base units, a built-in oven and hob, and space for a washing machine and tumble dryer. There is also a useful breakfast bar. The kitchen leads into a spacious living room, with gas fire and like the kitchen it has views of the rear garden and Ham Hill Country Park. Returning to the side access hallway, you'll find a front-facing room ideal for use as a dining room,

which connects to the front entrance hall and staircase to the first floor.

First Floor Living

The first floor includes a family bathroom and a separate WC. There are two well-sized double bedrooms with built-in storage, along with a single bedroom. The landing also provides access to the attic space.

Garden and Off Road Parking

The rear enclosed garden has a large patio, mature hedging, shrubs and trees, which backs onto open space that includes the recreation grounds and offering beautiful views of Ham Hill Country Park. There is off road parking to the front and side of the property.

Material Information

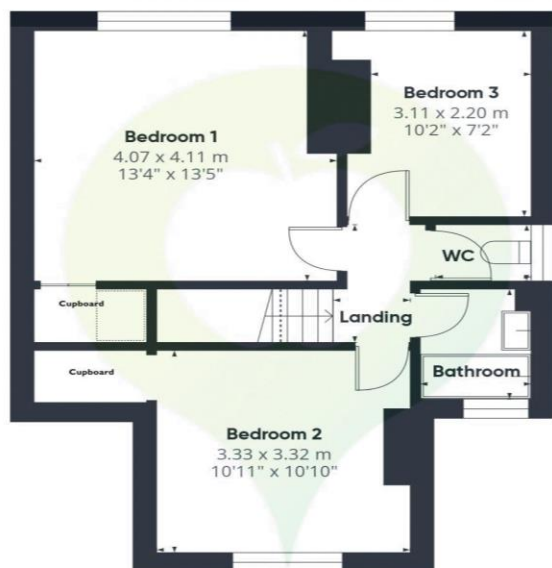
- Freehold property dating back to 1920's
- EPC Rating: C
- Council Tax Band: B
- Gas Central Heating with Combi Boiler
- Mains - Gas, Electric, Water and Drainage
- Loft - With ladder, and half boarded
- Flood Zone 1: Low risk from risk of flooding from rivers or sea
- Ofcom - UltraFast Broadband available (Up to 1,000Mbps) available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 1



Floor 2



Approximate total area⁽¹⁾

86.8 m²
934 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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