

for sale

offers over **£280,000**



## Ham Hill Stoke-Sub-Hamdon TA14 6RL

**NO ONWARD CHAIN!** This delightful 3 bed terraced home in the sought after Stoke-Sub-Hamdon on the side of Ham Hill. Tucked away the property has been modernised by the current owners and includes a modern kitchen, family bathroom, downstairs WC and stunning views from the large rear garden.

# Ham Hill Stoke-Sub-Hamdon TA14 6RL

## Entrance Hall

Composite door to the front.

## Cloakroom

Space for a washing machine and tumble dryer, wc, wash hand basin and the boiler.



### **Lounge**

21' 1" x 15' (6.43m x 4.57m)

Double glazed window to the front, tv point, wood burner, radiator, 2 x under stairs cupboard and engineered oak flooring.

### **Kitchen**

10' 9" x 6' 7" (3.28m x 2.01m)

Fitted kitchen with a range of wall and base units, double glazed door to the rear, double glazed window to the rear, skylight, electric oven, gas hob, sink, integrated fridge/freezer, built in microwave and integrated dishwasher.

### **Landing**

Double glazed window to the front and stairs to Bedroom 1.

### **Bedroom 2**

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed window to the rear and radiator.

### **Bedroom 3**

8' 3" + Recess x 10' 10" (2.51m + Recess x 3.30m)

Double glazed window to the front, radiator and fireplace.

### **Bathroom**

Double glazed window to the rear, wc, wash hand basin, extractor fan, bath with rainfall shower over, heated towel rail, shaver point and part tiling.

### **Bedroom 1**

14' 6" x 12' 10" Max (4.42m x 3.91m Max)

4 x skylights, eaves storage and restricted head height.

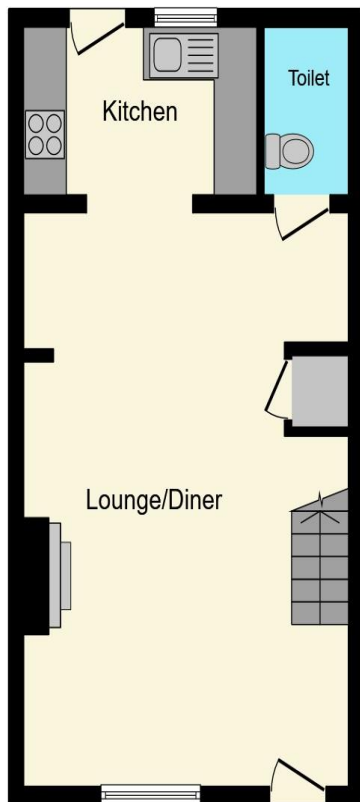
## Outside

### Rear Garden

Lawn, hedging, steps upto patio seating area, fencing, shed and water butt.



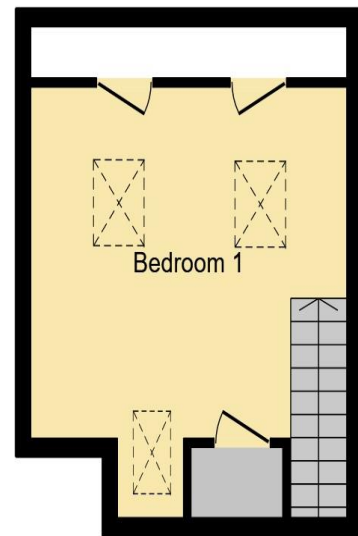




**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313142 - 0002

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/YOY313142](http://connells.co.uk/Property/YOY313142)**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)