



**Church Close, New Road, Norton-Sub-Hamdon,
Stoke-Sub-Hamdon TA14 6SF**



welcome to

Church Close, New Road, Norton-Sub-Hamdon

A two bedroom detached bungalow situated in the sought-after village of Norton-Sub-Hamdon. The property, which would benefit from some updating, offers light and bright accommodation including two reception rooms and a kitchen/breakfast room. Outside there are gardens, a garage and driveway parking.



Entrance Porch

Double glazed door to front. Front aspect double glazed window. Radiator.

Entrance Hall

Single glazed door to front. Front aspect single glazed window. Cupboard. Airing cupboard. Access to loft. Radiator.

Cloakroom

Front aspect double glazed window. Fitted with a WC and wash hand basin. Part tiled. Radiator.

Study

8' 10" x 6' 2" (2.69m x 1.88m)

Double glazed door to side. Side and rear aspect double glazed window. Power and light. Door to garage.

Living Room

17' 9" x 13' 9" max (5.41m x 4.19m max)

Front aspect double glazed bay window. Double glazed sliding doors into conservatory. Gas fire. TV and telephone point.

Dining Room

12' 11" x 12' plus door recess (3.94m x 3.66m plus door recess)

Dual aspect room with double glazed windows to side and rear. Single glazed doors to living room. Two radiators.

Kitchen / Breakfast Room

13' 6" x 9' 6" (4.11m x 2.90m)

Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Built-in eye level electric double oven and hob with cooker hood over. Space and plumbing for dishwasher. Telephone point. Radiator.

Utility Room

9' 7" max x 7' 11" (2.92m max x 2.41m)

Double glazed door to rear. Rear aspect double glazed window. Fitted base and wall unit. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Space and plumbing for washing machine. Boiler. Radiator.

Conservatory

11' 7" x 7' 11" (3.53m x 2.41m)

Double glazed doors to rear. Front, side and rear aspect double glazed windows. Power and light.

Bedroom 1

14' 11" max x 10' 2" max (4.55m max x 3.10m max)

Front aspect double glazed bay window. TV point. Radiator.

Bedroom 2

12' 10" x 11' 11" max (3.91m x 3.63m max)

Rear aspect double glazed window. TV point. Radiator.

Bathroom

9' 6" x 8' max (2.90m x 2.44m max)

Front aspect double glazed window. Fitted with a shower cubicle, corner bath, pedestal wash hand basin and WC. Shaver point. Tiled walls. Radiator.

Outside

The front garden is laid to gravel with a driveway providing parking and leading to the garage. The rear garden is laid to paving and gravel with flower borders.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



Total floor area 150.4 m² (1,619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/CRK105888



welcome to

Church Close, New Road, Norton-Sub-Hamdon

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Gardens, Garage And Driveway Parking
- Sought-After Village Location
- Council Tax Band: E

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105888



Property Ref:
CRK105888 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk