



Brocks Mount, Stoke-Sub-Hamdon, TA14 6PJ

welcome to

Brocks Mount, Stoke-Sub-Hamdon

A unique three bedroom maisonette situated within a prestigious development in Stoke Sub Hamdon and offered for sale with no onward chain. The accommodation has been recently refurbished to a very high standard throughout and boasts a wealth of space and natural light.



Entrance Hall

Stairs rising to the first floor. Storage cupboard. Radiator.

Lounge

15' 10" x 13' 7" (4.83m x 4.14m)
Double glazed sash style windows to the rear and side creating a lovely light and airy room Radiator.

Fitted Kitchen/ Diner

16' 5" x 10' 2" (5.00m x 3.10m)
Two double glazed sash style windows to the rear. A range of fitted wall, base and drawer units with work surface over, complementary tiled surround and under unit lighting. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated five ring gas hob with cooker hood over and electric oven below. Further integrated appliances to include washing machine, dishwasher and fridge/freezer. Central heating boiler. Radiator.

Bedroom Two

13' 7" x 10' 7" (4.14m x 3.23m)
Double glazed sash style window to the side. Space for free standing furniture. Aerial point. Radiator.
Door opening into:

En Suite

Suite comprising Shower cubicle, wash hand basin inset to vanity unit and low level WC. Inset spotlights to the ceiling. Extractor fan. Towel radiator.

Bedroom Three

14' 9" x 11' (4.50m x 3.35m)
Two double glazed sash style windows to the front.
Built in wardrobe. Radiator.

Bathroom

Double glazed sash style window to the rear. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin inset to vanity unit. Low level WC. Inset spotlights to the ceiling. Extractor fan. Towel radiator.

First Floor Landing

Sky light window. Door opening into:

Bedroom One

12' 11" x 11' 11" (3.94m x 3.63m)
Three sky light windows. Fitted wardrobe. Inset spotlights to the ceiling. Radiator. Door opening into:

En Suite

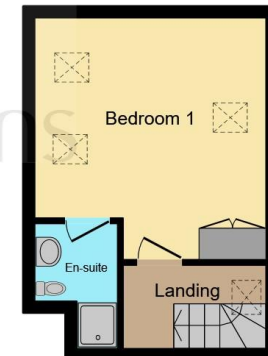
Sky light window. Suite comprising shower cubicle. Was hand basin inset to vanity unit. Low level WC. Extractor fan. Inset spotlights to the ceiling.

Garage

16' 11" x 9' 2" (5.16m x 2.79m)
Up and over door to the front. Power and light.



Ground Floor



First Floor

Total floor area 113.6 sq.m. (1,223 sq.ft.) approx

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.



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welcome to

Brocks Mount, Stoke-Sub-Hamdon

- Prestigious Development
- Three Double Bedrooms with Two En Suites
- Immaculate Decorative Order Throughout
- Family Bathroom
- Garage & Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108762 - 0005

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