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FOR SALE

Broadmead Lane

Norton Sub Hamdon

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Norton Sub Hamdon
TA14 6SS



- No Onward Chain
- Rare Opportunity
- Large Gardens
- Garage and Parking
 - Country Views
- Early Viewing Advised

Guide Price £395,000
Freehold

Yeovil Sales
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THE DWELLING

A particularly spacious semi-detached property, which requires sympathetic modernisation and lies in a quiet no-through road. The property has electric heating, uPVC double glazing, attractive timber doors and good size gardens backing onto fields.

ACCOMMODATION

A timber entrance door leads to the large sitting room overlooking the front of the property and has a central feature wood burner with a hamstone pillar and hearth, a beamed ceiling and a staircase rising to the first floor.

The kitchen is a good size having a range of speckled worktops with timber doors and wall cupboards, a number of base units, both floor and wall tiling, a larder and a walk-in storage cupboard.

Off here is the triple aspect dining room having patio doors to the rear and floor tiling, whilst there is also a useful utility room having a range of units matching those in the kitchen and a cloakroom with a white suite.

On the first floor, there is a hatch and a ladder to the good-sized roof space with light and offers extension possibilities.

There are three bedrooms with the largest having an en suite shower room with a white suite and lovely country views and a family bathroom again with a white suite.

OUTSIDE

To the front of the property is a patio with a border, whilst to the rear the garden is a good size having large lawns, a number of trees including conifers, beds and borders, a patio, two sheds and backing onto fields.

At the front of the property is parking for one vehicle with access through wrought iron gates and this intern leads to the garage with an electric up over door, light and power connect and roof storage.

SITUATION

Norton-Sub-Hamdon is one of Somerset's premier villages, lying as it does at the foot of Ham Hill, from where the honey-coloured hamstone, for which the area is renowned, is still quarried. The centre of the village is a Conservation Area in which planning controls are in force to preserve its special character; thus it remains unspoilt with a blend of houses of differing periods.

The village is of a sufficient size to support most amenities, including a community shop, post office, hair salon, tea room, public house, village hall, primary school and church.

Doctors and Dentists are found at Stoke Sub Hamdon 1 mile away. The larger centres of Yeovil, South Petherton, Crewkerne and Sherborne are all within easy reach and offer a range of traditional shops and high-street stores.

DIRECTIONS

what 3 words: ///cave.lordship.fallen

SERVICES

Mains water, electricity and drainage. Electric heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The roof space has foam insulation, which is being removed by the vendor. Upon completion, a Mortgage approval certificate documenting the completed work will be available to evidence to mortgage/equity release lenders and solicitors.

Council Tax Band: E

Flood Risk - Very Low



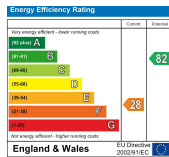
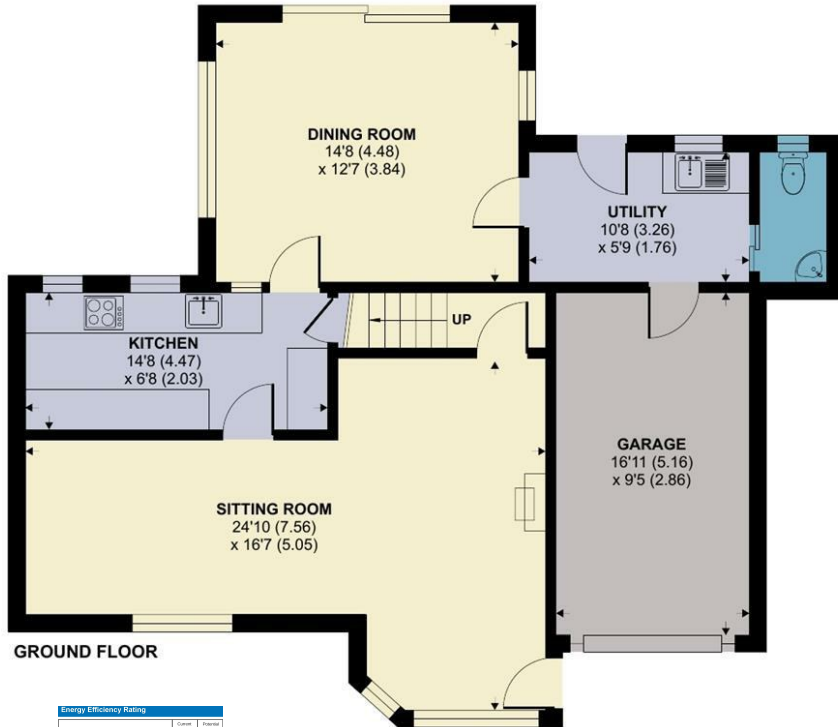
Broadmead Lane, Norton Sub Hamdon, Stoke-Sub-Hamdon

Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1472 sq ft / 136.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1266777



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