



5 Cole Lane



# 5 Cole Lane

, Stoke-Sub-Hamdon, Somerset, TA14 6PY

A303 1 mile. Montacute 2 miles. South Petherton 4 miles.  
Yeovil 7 miles

A modern double fronted stone cottage, set within attractive gardens, quietly tucked away and with parking and double garage. EPC Band B

- Village Location
- Hallway and Cloakroom
- Kitchen/Dining Room
- One En Suite and Family Bathroom
- Parking and Double Garage
- Close to Ham Hill
- Sitting Room and Garden Room
- Three Bedrooms
- Front and Rear Gardens
- Freehold, Council Tax Band E

Guide Price £420,000

## SITUATION

This well appointed three bedroom double fronted terraced cottage is quietly tucked away yet with just a short walk of the village centre, with it's various shops including village stores, primary school, doctors surgery, vets, various public houses and Stanchester School located close by at East Stoke. Ham Hill Country Park is also located close by providing delightful walks with panoramic views and a dog friendly pub. The A303 is within 1 mile providing excellent links to both Exeter in the west and London to the east. Yeovil is within 7 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

5 Cole Lane is an attractive double fronted cottage style property constructed partly of hamstone with part rendered and colour washed exterior elevations set beneath a tiled roof. It benefits from double glazed windows, together with gas fired central heating. The property offers well proportioned accommodation including hallway, cloakroom, sitting room flowing into a more recently constructed garden room, along with a spacious kitchen/dining room all on the ground floor. On the first floor, three bedrooms, one with an en suite shower room, together with a family bathroom. Outside are attractive gardens to both front and rear, together with off road parking and a double garage.



## ACCOMMODATION

Entrance storm porch with door leading to entrance hall with stairs to the first floor and cupboard under. Cloakroom with low level WC and wash hand basin. Sitting room with a stone fireplace with inset gas living flame fire, window to front and large opening into the garden room, which is glazed on two sides, together with four roof lights and glazed french doors to garden. On the opposite side of the hallway is a spacious kitchen/dining room comprising 1 1/4 bowl single drainer sink unit with mixer tap, adjoining worktops with a range of floor and wall mounted cupboards and drawers, integrated fridge, freezer, together with gas hob and extractor hood over and electric double oven and grill, space for washing machine and dishwasher. Views from two aspects including double glazed french doors to the garden, ample space for dining table and tiled flooring.

First floor landing with window to rear, boiler cupboard housing the gas fired boiler and separate airing cupboard with hot water cylinder and slatted shelving. Trap access to roof void with loft ladder. Bedroom one enjoys a view to front together with a range of fitted wardrobes along with an additional wardrobe with hanging rail and shelf. En suite shower room with large walk in shower, pedestal wash hand basin, low level WC, half tiled walls and shaver socket. Family bathroom comprising: panelled bath with Victorian shower attachment, pedestal wash hand basin, low level WC, half tiled walls and shaver socket. Bedroom three currently used as a home office with view to front. Bedroom two enjoys a view over the rear garden together with wardrobe with hanging rail and shelf.

## OUTSIDE

To the front of the property is a lawned garden surrounded by a low stone wall with central pathway leading to the front door, together with attractive flower and shrub borders.

To the rear of the property is a fully enclosed garden accessed via a pedestrian gate. There is a central lawn with a paved surround, together with a paved patio area, part of which is beneath a pergola festooned with a mature Wisteria. External lighting, cold water tap and bin storage area. The property also benefits from off road parking along with a double garage, approached through twin wooden doors and is connected with power and light, along with eaves storage. Inverter for the solar panels and personal door to garden.

## SERVICES

All mains services are connected. Gas fired central heating. Solar panels providing electricity, along with income from the feed-in tariff.

Mobile Available : EE THREE, VODAFONE and O2 (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps Gigabit above 1000 Mbps (ofcom)

## VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil office. Telephone 01935 475000.

## DIRECTIONS

From the A303 follow the signs to Stoke Sub Hamdon heading along North Street and towards the village centre. Just after the church turn right into Great Field Lane whereupon the entrance to Cole Lane will be seen on the left hand side. No 5 is immediately in front of you.

## AGENTS NOTE

The property is freehold with service charges relating to the communal areas as follows:

Ground Maintenance approx £400 per annum.

Ground Rent charges £25 per annum.

First Port Property Management Co, Marlborough House, Wigmore Place, Luton LU2 9EX.

Telephone 0333 321 4080

**FLOOD RISK STATUS - none**



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	85
EU Directive 2002/91/EC			

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Approximate Area = 1232 sq ft / 114.4 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Total = 1536 sq ft / 142.8 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 1: 4.27 x 3.73m (14' x 12'3")
- Bedroom 2: 3.28 x 3.28m (10'9" x 10'9")
- Bedroom 3: 3.25 x 2.57m (10'8" x 8'5")

**Ground Floor**

- Garden Room: 3.94 x 2.72m x 12'11" x 8'11"
- Sitting Room: 6.63 x 3.28m x 21'9" x 10'9"
- Kitchen / Diner: 4.93 x 3.71m (16'2" x 12'2")
- Double Garage: 5.44 x 5.13m (17'10" x 16'10")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1019468