



**77 WEST STREET**

Stoke-Sub-Hamdon, TA14 6QL

**Price Guide £530,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented four bedroom detached home with the remainder of the NHBC warrantee in place and situated on the edge a popular village within walking distance of open countryside and amenities. The accommodation in brief comprises entrance hall, cloakroom, sitting room, open plan kitchen/dining room and utility room. On the first floor, four bedrooms, en-suite to the master and a family bathroom. Outside the garden front, side and rear have been beautifully landscaped, allocated parking spaces with a large double garage (formally used as the sales office).

## Situation

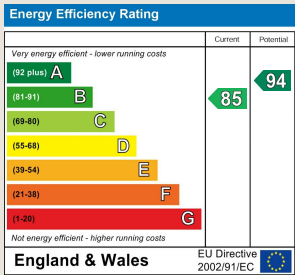
The village of Stoke-sub-Hamdon offers a variety of amenities including pubs, coffee shops, primary school, village shop/post office, a hairdressers, veterinary practice, doctors, dentists practice and a pharmacy. Nearby, National Trust's, The Priory, Elizabethan Montacute House and parkland gardens, Co-op, recreation ground, Stanchester Academy school. The village is also a walkers dream with St Michaels Hill & tower, as well as Ham Hill Country Park all walkable from your front door!

## The local area

Yeovil, 6.6 miles / Crewkerne, 6.3 miles / Dorset Coast, 21.4 miles / Mainline railway stations available at Crewkerne, Yeovil (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council Council Tax Band: E  
Tenure: Freehold  
EPC Rating: B



# PROPERTY DESCRIPTION

## Entrance Hall

Radiator and stairs rising to the first floor.

## Cloakroom

Suite comprising low level WC, wash hand basin with vanity storage and tiled splashbacks, radiator and an extractor fan.

## Sitting Room

20'7" × 11'11" (6.28 × 3.64)

With a window to the front aspect and french doors opening out into the garden. Television point and two radiators.

## Kitchen / Dining Room

20'7" × 11'0" (6.28 × 3.36)

With dual aspect windows to the front and rear. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, induction hob, double oven, extractor fan, fridge/freezer and dishwasher. Spotlights, tiled floor, two radiators and modern splashbacks.

## Utility Room

6'4" × 5'8" (1.94 × 1.74)

With a window to the rear opening out into the garden. Stainless steel sink/drain, space for washing machine and tumble dryer, storage cupboard.

## Landing

With a window to the rear aspect, radiator, access to the loft and a storage cupboard housing the gas central heating boiler.

## Master Bedroom

12'6" × 12'2" (3.82 × 3.71)

With a window to the front aspect. Built in wardrobes and a radiator.

## Ensuite

With a window to the front aspect. Suite comprising shower cubicle, low

level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Bedroom Two

12'5" × 10'2" (3.80 × 3.10)

With a window to the front aspect and a radiator.

## Bedroom Three

12'3" × 7'10" (3.74 × 2.41)

With a window to the rear aspect and a radiator.

## Bedroom Four

8'9" × 7'10" (2.69 × 2.40)

With a window to the rear aspect and a radiator.

## Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Outside

To the rear the garden is a lovely size, mainly laid to lawn, flower borders, pleasant seating areas and patio abutting the rear of the property. Side access front and rear and a pedestrian door into the garage.

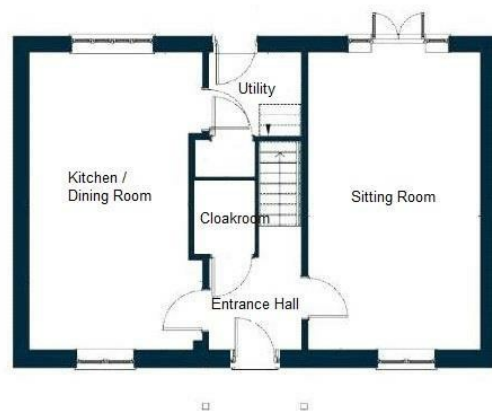
## Double Garage

19'6" × 19'5" (5.95 × 5.92)

Electric roller doors, boarded loft with pull down ladder, light and power (former sales office).

## Agents Note

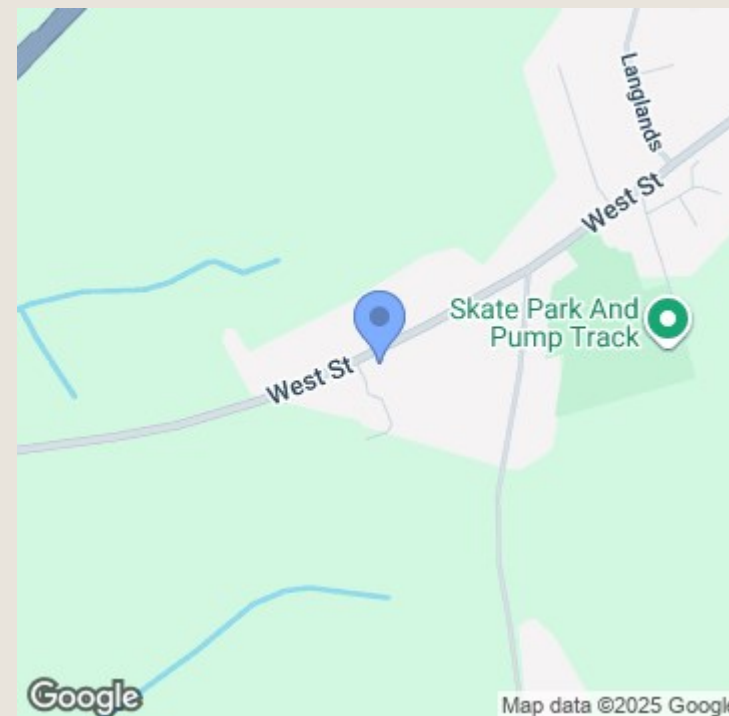
Council tax band E . Mains water, drainage, gas and electricity. Annual service charge £228 to management company Alpha Housing services, Taunton. Fibre Broadband. Smart system Dual Zone Heating. EPC B



Ground Floor



First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

