

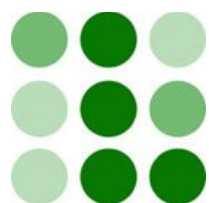


Old Rose & Crown, 31 Ham Hill,
Stoke-sub-Hamdon, Somerset, TA14 6RL

Guide Price £490,000

Freehold

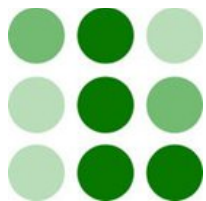
A well proportioned & well presented four bedroom, two reception room semi-detached family home set in this sought after village location with a lovely outlook to the front aspect. The home benefits from gas central heating, UPVC double glazing, woodburner in situ to the lounge, owned solar panels in situ, cloakroom, utility area, en-suite to main bedroom, home office/workshop, enclosed garden that enjoys good privacy, larger than average garage and off road parking.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



Old Rose & Crown, 31 Ham Hill,
Stoke-sub-Hamdon, Somerset, TA14 6RL



- A Well Proportioned & Well Presented Four Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Sought After Village Location
- Lovely Outlook To The Front Aspect
- Home Office/Workshop
- En-Suite To Main Bedroom
- Gas Central Heating & UPVC Double Glazing
- Cloakroom & Utility Area
- Larger Than Average Garage
- Enclosed Garden Areas
- Owned Solar Panels in situ

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

Accommodation Comprises

UPVC double glazed front door into the Entrance Porch.

Entrance Porch

UPVC double glazed windows, front aspect with outlook. Frosted glazed door to the Lounge.

Lounge 7.02 m x 3.96 m (23'0" x 13'0")

Built in open fireplace with woodburner in situ, paved hearth, stone surround and a wooden mantle. Phone point. TV point. Two radiators. Built in storage cupboard. Three UPVC double glazed windows, all front aspects with outlook. Doors to Dining Room & Inner Hallway.

Dining Room 4.52 m x 3.96 m (14'10" x 13'0")

Two radiators. Revealed stone wall. UPVC double glazed window, front aspect with outlook. Throughway to the Kitchen.

Kitchen 6.63 m x 2.77 m (21'9" x 9'1")

Well fitted kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Built in oven & hob, extractor over. Integrated dishwasher. Space for upright fridge/freezer. Wall mounted cupboards. Radiator. Vinyl flooring. Built in larder cupboard. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Glazed door to the Inner Hallway. UPVC double glazed door to the Garage area.

Inner Hallway

Radiator. Understairs recess. Stairs up to the Landing. Door to the Utility Room.

Utility Area

Vinyl flooring. Built in shelving. Radiator. Door to the Cloakroom.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Wall mounted Worcester boiler. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Landing

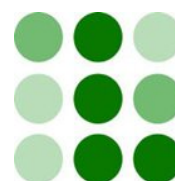
Hatch to roof space. Doors to all Bedrooms & the Family Bathroom.

Bedroom One 4.60 m x 4.06 m (15'1" x 13'4")

Range of built in wardrobes. Radiator. TV point. UPVC double glazed window, front aspect with outlook. Door to the En-Suite.

En-Suite

White four piece suite comprising double width shower cubicle with wall mounted shower. Bath with mixer tap shower attachment. Low flush WC. Pedestal wash basin. Radiator. Extractor fan. Tiled floor. Shaver point. Two frosted UPVC double glazed windows, side & rear aspects.



Bedroom Two 3.81 m x 3.81 m (12'6" x 12'6")

Radiator. Built in storage cupboard with rear aspect window in situ. UPVC double glazed window, front aspect with outlook.

Bedroom Three 3.61 m x 2.82 m (11'10" x 9'3")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Four 3.40 m x 2.82 m (11'2" x 9'3")

Radiator. Window seat. UPVC double glazed window, front aspect with outlook

Family Bathroom

White four piece suite comprising built in shower cubicle with Mira electric shower in situ, tiled surround. Bath with tiled surround. Low flush WC. Vanity sink unit. Heated towel rail. Built in airing cupboard which houses the hot water tank. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside

From the Kitchen, UPVC double glazed door & steps up lead to the enclosed **Garage area - 5.96m (19'6") x 3.87m (12'8")** - Power & lighting in situ, UPVC double glazed double opening doors to the enclosed garden. UPVC double glazed double opening doors to the **Office/Workshop - 3.87m (12'8") x 3.37m (11'1")** - Built in worktop, space & plumbing in place for washing machine, power & lighting in situ, ladder to Mezzanine style storage space. UPVC door to the rear of the house.

The enclosed garden is a real feature of the home, steps up to an initial enclosed paved seating area, well bounded by mature plants & shrubs, brick built store, further steps up to the main lawn section which enjoys a good degree of privacy and again is well bounded by mature shrubs, plants & trees. To the far end there is an enclosed Veggie plot with greenhouse in situ, there is also a gravelled section with a timber garden shed in situ. The garden is bounded by a mix of walling, fencing & shrubs.

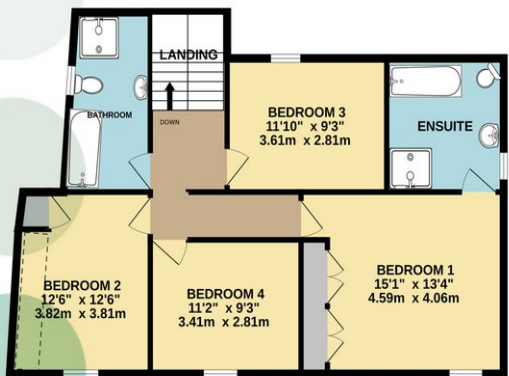
To the front there is a lawn section. Concrete drive provides off road parking and access to the Garage - Up & over door. Path leads to the front door. The front area is bounded by walling, double opening Iron gates provide access to the drive, along with a single opening Iron gate for pedestrian access.



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GROUND FLOOR

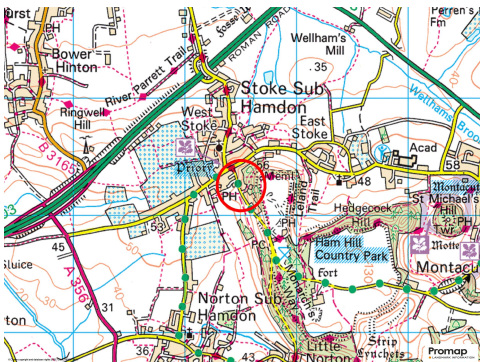
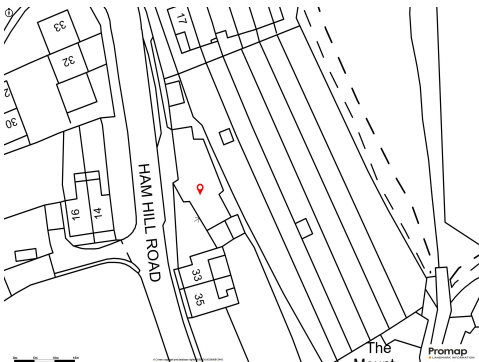
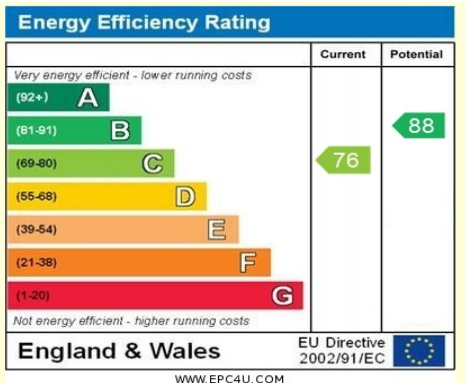
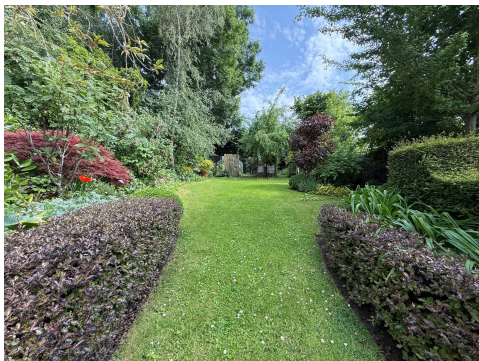
1ST FLOOR



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TOTAL FLOOR AREA : 2245sq.ft. (208.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - E
- *Asking Price* - Guide Price £490,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

Material Information to assist making informed decisions

- *Property Type* - 4 Bedroom Semi-detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains, Owned Solar Panels in situ.
- *Water Supply* - Mains, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in the cloakroom, hot water tank located in the airing cupboard. Also a Woodburner in situ in the Lounge.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage & Driveway

Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - C

Other Disclosures

No other Material disclosures have been made by the Vendor.

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 23/06/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.