

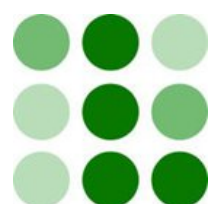


North Street, Stoke-Sub-Hamdon, Somerset,
TA14 6QS

Offers in excess of £250,000

Freehold

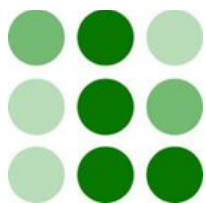
An immaculate two bedroom, two reception room end of terrace home that requires internal viewing to be fully appreciated, set in this popular village location. The home benefits from gas central heating, double glazing, woodburner and a nice-sized enclosed rear garden. Really good opportunity for First Time Buyer(s).

 **LACEYS
YEOVIL LTD**



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

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



23 North Street, Stoke-Sub-Hamdon, Somerset,
TA14 6QS



- An Immaculate Two Bedroom End Of Terrace Home
- Two Reception Rooms
- Sought After Village Location
- Internal Viewing Advised
- Gas Central Heating
- Double Glazed
- Woodburner In Situ In The Lounge
- Outlook To Front Aspect
- Nice-Sized Enclosed Rear Garden
- Good Opportunity For First Time Buyer(s)

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

Frosted UPVC double glazed front door to the Entrance Lobby.

Entrance Lobby

Laminate flooring. Glazed door to the Lounge.

Lounge 4.09 m x 3.68 m (13'5" x 12'1")

Built in fireplace with a woodburner in situ, stone hearth. Radiator. TV point. Phone point. Coved ceiling. Laminate flooring. Inset ceiling spotlights. Built in cupboards & shelving in to the Alcoves. UPVC double glazed window, front aspect. Wooden door to the Dining Room.

Dining Room 4.09 m x 3.68 m (13'5" x 12'1")

Built in fireplace with stone hearth. Radiator. Laminate flooring. Coved ceiling. Built in cupboard. UPVC double glazed window, rear aspect. Steps up to the Kitchen. Stairs up to the Landing.

Kitchen 2.79 m x 2.24 m (9'2" x 7'4")

Well fitted kitchen comprising inset single drainer, single sink unit with mixer tap, tiled surround and wooden worksurfaes with cupboards & drawers below. Built in oven & hob with extractor hood over. Recess for washing machine, plumbing in place. Integrated fridge/freezer. Integrated slimline dishwasher. Wall mounted cupboards. Built in shelving into the alcove. Tiled floor. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Velux window. Double glazed door to outside.

Landing

Hatch to loft space, which also houses the Worcester combi boiler. Coved ceiling. Inset ceiling spotlights. Doors to both Bedrooms & the Bathroom.

Bedroom One 3.68 m x 3.20 m (12'1" x 10'6")

Radiator. Built in storage cupboard which also has a frosted UPVC double glazed window inside it. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Two 3.56 m x 2.29 m (11'8" x 7'6")

Radiator. Coved ceiling. UPVC double glazed window, front aspect with views.

Bathroom

White suite comprising bath with inset wall shower, oversized head & panelled surround. Pedestal wash basin. Low flush WC. Extractor fan. Heated towel rail. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect.

Outside

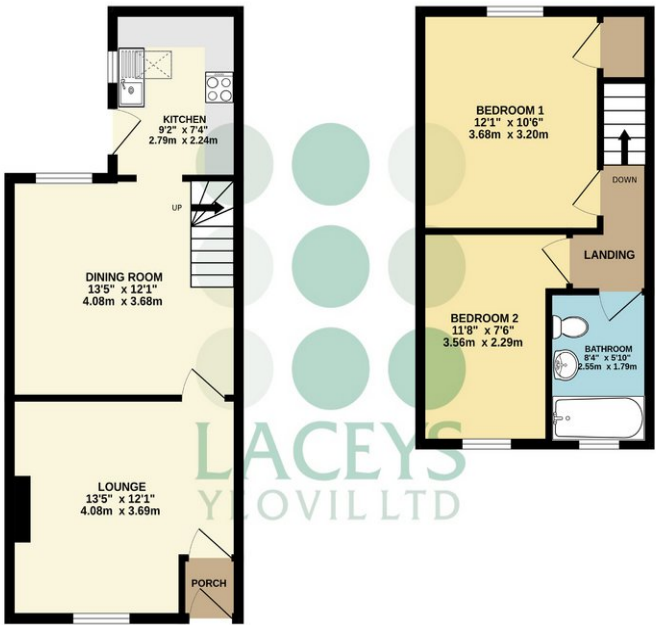
From the kitchen door out to a hardstanding area, outside tap, outside store. Steps up to a nice sized lawn area, to the far end there is a timber garden shed & paved patio area, the garden then continues to the side of this where there is a further paved & gravelled seating area, also access to a workshop/store. The garden is bounded by fencing, two timber gates provide access points to the lower & higher ends of the garden (The immediate neighbour has a right of way across the garden to their garden).



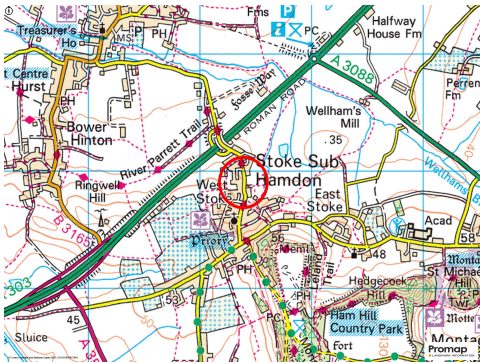
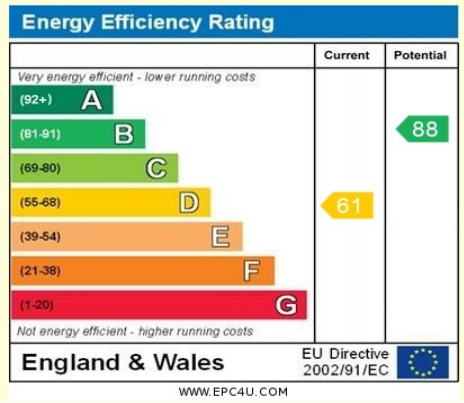
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GROUND FLOOR

1ST FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, spaces and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix C2025



Please Note
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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* - B
- *Asking Price* - Offers in excess of £250,000
- *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 change 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* - 2 Bedroom End Terraced 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
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the loft that also heats the hot water. Woodburner in Situ in the Lounge also.
- *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* - On road parking subject to availability.

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* - No 25 has a right of way across the garden for putting out bins. We're not aware of any other 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) - D

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 23/08/2025. 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.