



FOR SALE

East Stoke, Stoke-Sub-Hamdon, TA14 6RQ

£325,000



ORCHARDS
ESTATES

Situated within the highly sought-after village of Stoke Sub Hamdon, this well-presented terraced property offers spacious and versatile accommodation arranged over three floors, providing an ideal home for a range of buyers. The ground floor features a particularly welcoming open-plan living and dining area, offering a generous space for both everyday living and entertaining. The modern fitted kitchen is well positioned alongside a useful utility room, with the added convenience of a downstairs WC. To the first floor are two well-proportioned bedrooms, together with a family bathroom. The second floor provides a further bedroom, offering useful additional accommodation and making the property particularly versatile for families, guests or those requiring a home office or occasional bedroom. Externally, the property benefits from a spacious garden, complemented by gated access and providing an attractive outdoor area for relaxing, entertaining or enjoying the surrounding setting. Stoke Sub Hamdon is ideally positioned for access to the beautiful surrounding countryside and local amenities within easy reach. The combination of well-presented accommodation, useful living space and a desirable village location makes this an appealing opportunity. An early internal inspection is highly recommended to fully appreciate the accommodation, setting and overall appeal this property has to offer.



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

Approach

The property is approached via the main front door, which opens into a welcoming hallway and provides access to the well-presented ground-floor accommodation.

Ground Floor

The ground floor provides a particularly appealing open-plan living and dining space, creating a sociable and versatile area for both everyday living and entertaining. The living room features an attractive stone fireplace, creating an appealing focal point. The dining area provides ample space for a family dining table and enjoys a natural flow through towards the kitchen. The modern fitted kitchen is positioned to the rear and provides a bright and practical workspace, with access leading through to the useful utility room and downstairs WC.

First Floor

The first floor provides two well-proportioned bedrooms, together with a modern bathroom. The accommodation offers comfortable and practical living space, with the bedrooms providing flexibility for family living.

Second Floor

A well-proportioned and versatile bedroom situated within the converted attic space, enjoying the benefit of attractive velux windows which provide an abundance of natural light and create a pleasant sense of space. The room offers an excellent principal bedroom, guest bedroom or flexible home-working space, with the character and charm associated with an attic conversion. The property also benefits from planning permission already granted for the addition of a dormer window and en-suite, offering further potential to enhance the accommodation.

Outside

To the outside, the property benefits from a spacious garden, providing a good level of private outdoor space and an ideal area for relaxing, entertaining or enjoying the warmer months. The garden is accessed via a gated entrance with a storage shed and EV charging point.

Material Information

- Freehold Built
- c.1910
- Council Tax Band - B
- EPC Rating - Awaiting
- Services - Mains water, drainage, gas and electric
- Combi Boiler
- Two private parking spaces
- EV charging point
- Flood Zone - 1 low risk of flooding from rivers and sea (Gov.uk)
- Broadband - Ultrafast 1800mbps (Ofcom Broadband Checker)



