



94 North Street

Stoke-Sub-Hamdon, TA14 6QT

GeorgeJames PROPERTIES
EST. 2014

94 North Street

Stoke-Sub-Hamdon, TA14 6QT

Guide Price - £200,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

94 North Street is a semi-detached Hamstone double fronted cottage requiring general updating throughout. The property is set in a large plot with off road parking to the rear and a range of outbuildings including garaging and workshops. Accommodation includes two reception rooms, kitchen and WC. To the first floor there are two large double bedrooms and bathroom.

Services

Mains water, drainage and electricity are all connected. Council tax band C.

What3words

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Entrance Hall

With stairs to the first floor and night storage heater.

Sitting Room 14' 10" x 12' 8" (4.51m x 3.87m)

Window to the front, built in cupboard and blocked fireplace.

Sitting Room/Dining Room 13' 0" x 11' 0" (3.95m x 3.36m)

With window to the front and open fireplace.

Kitchen 12' 0" x 10' 2" (3.65m x 3.10m)

With windows to the rear and side. Double drainer sink unit and range of kitchen units.

Rear Hall

Door to the garden.

WC

Window to the rear, low level WC and wash hand basin.

Landing

Access to attic storage area on half landing, window to the rear on main landing with built in cupboard and airing cupboard.

Bedroom 1 17' 2" x 9' 10" (5.22m x 3.00m)

With two windows to the front. Range of built in wardrobes.

Bedroom 2 10' 11" x 9' 10" (3.32m x 3.00m)

With window to the front and built in cupboards.



Bathroom 10' 6" x 6' 7" (3.20m x 2.00m)

Window to the side, low level WC, wash hand basin and panelled bath.

Outside

A pedestrian gate and path lead to the front door, a side vehicular gate gives access to an off road parking area where there are a range of outbuildings.

Workshop 13' 1" x 9' 10" max (4.00m x 3.00m max)

Workshop 12' 10" x 9' 6" (3.90m x 2.89m)

Garage/Store 15' 6" x 8' 6" (4.72m x 2.60m)

Garage 16' 5" x 9' 4" (5.00m x 2.85m)

Garden

There is a large garden located beyond the outbuildings with a number of sheds and greenhouses.



GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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