

STAGS

33, Hamdon Close

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, Stoke-Sub-Hamdon, TA14 6QN

Ham Hill Country Park 1 mile. Yeovil 6.5 miles A303 0.5 mile Montacute 2.3 miles

A spacious three-storey end-of-terrace home situated in the heart of the village, enjoying far-reaching views towards Ham Hill. This well-presented property benefits from a private garden, off-road parking for two vehicles, and a garage, offering an excellent combination of space, and practicality in a desirable village location. EPC Band D.

- Generous Entrance Hall, Cloakroom & Utility
- 2 Double Bedrooms & Family Bathroom
- Garage, garden and Driveway parking for 2 cars
- NO ONWARD CHAIN
- Council Tax Band B
- Spacious Open Plan Kitchen/Living/Dining Room
- Fabulous views towards Ham Hill
- Fully double glazed throughout & gas central heating
- Freehold

Offers In Excess Of £200,000







SITUATION

Located in the heart of the beautiful and popular village of Stoke Sub Hamdon at the foot of Ham Hill Country Park. The village offers a good range of facilities including Village Stores, Primary School, Doctors' Surgery, Vets, various Public Houses and Stanchester School located close by at East Stoke. Ham Hill Country Park provides delightful walks and panoramic views and a dog-friendly pub.

DESCRIPTION

33 Hamdon Close is an attractive Hamstone end of terrace property over 3 floors in a terrace that was once a glove factory. The property now provides spacious accommodation including a large entrance hall, cloakroom, utility and garage on the ground floor with a generous open plan kitchen/living/dining room on the first floor with magnificent views and 2 double bedrooms and a bathroom on the second floor with further far reaching views. Outside the property has the advantage of a private driveway with off road parking for 2 cars and a lawned garden. The property has the benefit of double glazing throughout with recently installed windows to the front elevation, a newly fitted kitchen, new carpets and is offered to the market in good decorative order with no onward chain. The property is accessed both from the main village road and via a quiet tucked away cul-de-sac of other attractive Hamstone properties.

ACCOMMODATION

Steps up to the recessed front door from the village pavement outside lead into the spacious entrance hallway with stairs rising to the first floor. There is a large understairs area for storage and door to a cloakroom with WC and wash hand basin. A door leads into the utility room with wall mounted gas fired boiler, stainless steel sink unit with cupboards below, plumbing and space for a washing machine, internal door to the garage and a door leading out to the garden at the rear.

Stairs rise to the first floor and into a light, airy and spacious dual aspect open plan kitchen/dining/sitting room. This lovely room has fabulous views to the rear towards Ham Hill and Norton Sub Hamdon and to the front over the village green and local park.

The kitchen has been replaced and now provides modern shaker style wall and floor units, wood effect working surfaces with a stainless steel sink, integrated double oven, gas hob and extractor and there is space for a fridge freezer. There are tiled splashbacks and a newly laid vinyl floor. There is plenty of space for a table & chairs and sofas in this lovely room.

Stairs rise again to the second floor with a spacious landing and doors off to both double bedrooms both having superb views and a family bathroom with suite comprising panelled bath with Mira shower over, wash hand basin and WC, tiled splashbacks and replacement vinyl flooring.

From the utility room, step down into the garage with up and over door and large window to the front, power and light. There is scope here for conversion into further living accommodation subject to the necessary consents.

OUTSIDE

To the rear of the property is a private driveway with off road parking for up to 2 cars, there a lawned area with shrub borders enclosed to one side and part of the front by wooden fencing. Outside tap.

VIEWINGS

Strictly by appointment with the selling agents, Stags, Yeovil office. Telephone 01935 475000.

SERVICES

All mains services are connected.
Gas fired central heating, serviced annually.
Broadband : Standard, Superfast and Ultrafast (ofcom)
Mobile Coverage : EE, O2, Three and Vodafone (Outdoors - Ofcom)
Flood Risk Status : Very low risk

DIRECTIONS

What3words///mimed.guarding.overruns

From the A303 follow the signs to Stoke-sub-Hamdon heading along North Street, towards the village centre, the property will be found on the right hand side opposite the telephone box.



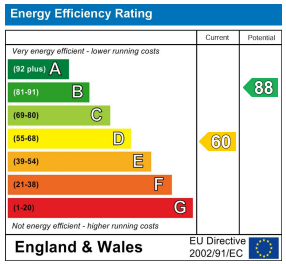




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