



TO LET

West Street, Stoke-Sub-Hamdon, TA14 6PZ

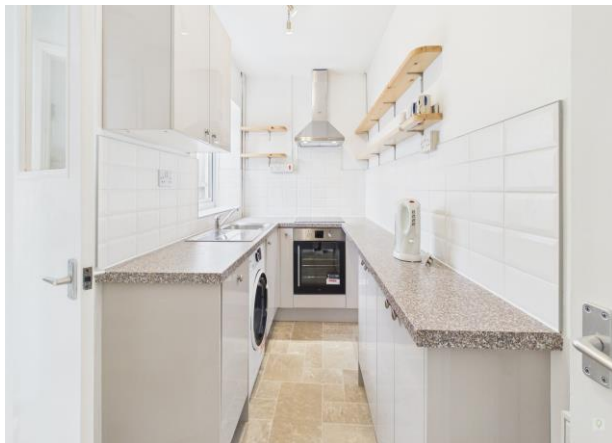
Monthly Rental Of £1,300



ORCHARDS
ESTATES

An opportunity has arisen to rent this lovely home in the popular village of Stoke Sub Hamdon. Benefitting from large gardens, both to the front of the house and to the rear, the house offers three bedrooms, two reception rooms and a modern fitted kitchen. In addition to the upstairs bathroom, the house has a downstairs wc. There are rural views towards Ham Hill from the upstairs and the house is just minutes away from various country walks. This is an ideal home for those seeking quiet, countryside living and yet ideally positioned for those needing access to the A303 or for working in towns such as Yeovil.

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LOCATION

Within Stoke sub Hamdon there are 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 house is set back from the road. A shared path from the road runs through the large front garden which is laid to lawn. The parking is on road only and there are always plenty of spaces for cars to park.

Ground Floor

Upon entering the house, the stairs rise, revealing a welcoming hallway with two spacious storage cupboards on the ground floor. A door leads to the front aspect sitting room, with feature fireplace. The dining room is a rear garden aspect room leading to the modern galley kitchen, featuring a ceramic hob, electric fan oven, slimline dishwasher and a washer/dryer. From here there is a rear entrance hall with open storage space and a door leading to the WC.

First Floor

From the light and airy landing, there are two large double bedrooms, a smaller third bedroom and a bathroom with bath, overhead shower, WC and wash hand basin. Two of the bedrooms are rear garden aspect whereas the third bedroom is

front aspect with views towards Ham Hill. The third bedroom could also make an excellent study/home office.

Rear Garden

The generously proportioned rear garden is predominantly laid to lawn and features two paved patio areas, a brick-built garden shed/workshop, and rear access to the road via the neighbouring garden. Although north-facing, the garden enjoys plenty of sunshine throughout most of the day.

Material Information

- Freehold
- EPC - C
- Council Tax - B
- Services - Mains electric, water and drainage
- Broadband - (Ofcom Broadband Checker)
- Ultrafast 1800mbps available
- Flood Zone 1 - This property has low risk of flooding from rivers and sea
- The house benefits from gas central heating, double glazing and weather resistant doors and has been completely refurbished.



