

Towers Wills

Town & Country

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3, Minchingtons Close, Norton Sub Hamdon, Stoke-sub-Hamdon, Somerset TA14 6SX

£240,000

Towers Wills are pleased to bring to market this three-bedroom end of terrace home, situated in the highly desirable village of Norton-Sub-Hamdon. Offering excellent potential, this property is in need of modernisation and provides an ideal opportunity for first-time buyers, investors or those wishing to put their own stamp on a village home. Benefitting from a generous rear garden, oil-fired central heating and spacious accommodation throughout, this property enjoys a peaceful setting within walking distance of local amenities, village pub and scenic countryside walks.

Accommodation:

Entrance Hall

Double glazed door to front, radiator, cupboard and understairs storage.

Lounge – 3.68m max x 3.59m max

Double glazed patio doors opening to the rear garden, radiator and open fireplace.

Kitchen/Diner – 5.67m max x 3.41m max

Fitted with a range of units; one and a half bowl porcelain sink/drainer, space for electric cooker, space for dishwasher, radiator, double glazed windows to front and rear, and double glazed door to the lean-to.

Lean-To

Connecting the main house to the WC and outbuilding, with space and plumbing for washing machine.

Downstairs WC – 1.39m x 1.15m

With WC.

Outbuilding – 2.80m x 2.31m

Housing the oil central heating boiler, with window to rear – ideal for use as storage or utility space.

First Floor Landing

With double glazed windows to front and side, radiator and loft hatch.

Bathroom

Comprising bath with electric shower over, wash hand basin, WC and double glazed window to front.

Bedroom One – 3.71m max x 3.63m max

Double glazed window to rear and radiator.

Bedroom Two – 2.67m plus door recess x 3.40m max

Double glazed window to rear, radiator and storage cupboard.

Bedroom Three – 2.86m max x 2.42m max

Double glazed window to front and radiator.

Outside:

Outside

To the front of the property is a lawned garden area with useful bin storage and side access leading to the rear.

The rear garden is of generous size, being mainly laid to lawn with side gate, outside tap, wooden shed, oil tank and mature shrubs – a lovely outdoor space offering excellent potential for further landscaping.

Key Features

- End of Terrace Village Home
- Three Bedrooms
- Spacious Kitchen/Diner
- Separate Lounge
- Oil-Fired Central Heating
- Generous Rear Garden
- Ample Scope for Modernisation
- Sought-After Village Location

Contact Us

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Energy Efficiency

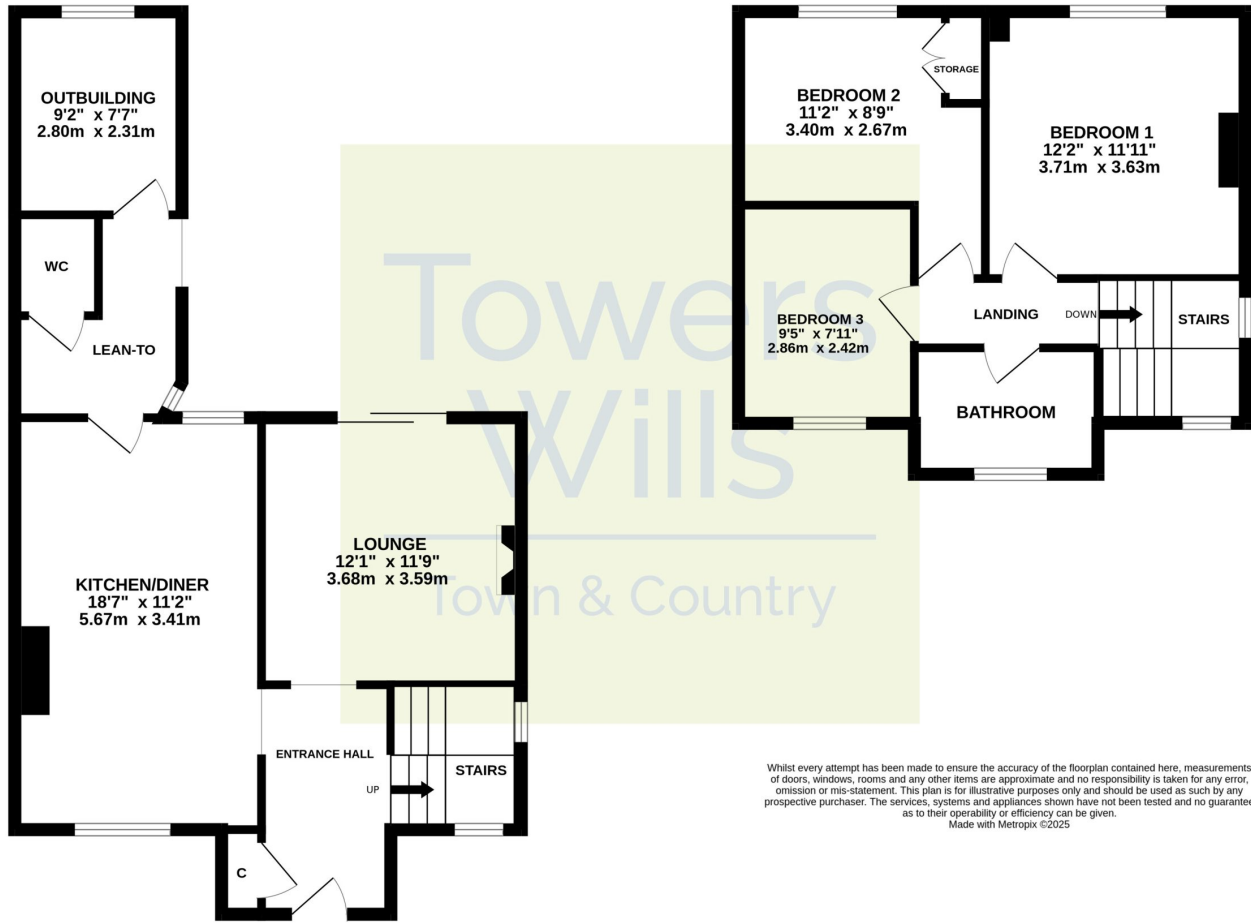
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND FLOOR

1ST FLOOR



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