



17 Morley Road
Stoke-Sub-Hamdon, TA14 6AF

George James PROPERTIES
EST. 2014

17 Morley Road

Stoke-Sub-Hamdon, TA14 6AF

Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

17 Morley Road is an immaculate detached family home, ideally situated within a select development of just 27 homes in the popular village of Stoke-Sub-Hamdon. The property was finished in 2019, therefore benefits from the remainder of the 10 year NHBC warranty. The spacious accommodation makes this an attractive home for families, downsizers or those wanting a peaceful property away from the hustle and bustle of a busy town. On the ground floor is a welcoming entrance hall, WC, living room, beautifully appointed kitchen/diner, with three bedrooms, master ensuite and a family bathroom on the first floor. The property benefits from a generous sized plot, with stunning views over neighbouring farmland to the rear. There is a garage and two parking spaces to the front.

Amenities

Stoke-sub-Hamdon is a popular village with a broad range of amenities including a number of shops, doctors and dentists surgeries, a choice of pubs, a memorial hall and primary school. The village is at the foot of Ham Hill Country Park which as well as a network of footpaths, has spectacular views over the south Somerset countryside. Transport links are excellent with the A303 trunk road accessible within approximately 1 mile. Train stations in Yeovil offer regular services to London (Waterloo) and Exeter from Yeovil Junction and Bristol and Bath from Yeovil Penn Mill.

Services

Mains gas, water, electricity and drainage connected. Council Tax Band D. There is an annual maintenance fee of £250 to cover the upkeep of the shared areas on the development.

what3words

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Entrance Hall

With radiator, stairs rise to first floor.

WC 6' 2" x 3' 2" (1.89m x 0.97m)

With radiator, vanity sink, close coupled WC.

Living Room 13' 8" x 13' 0" (4.16m x 3.96m)

With window to front, radiator.



Kitchen/Diner 20' 11" x 12' 9" (6.38m x 3.88m)

With window to rear, French doors to rear garden. two radiators, space for table and chairs, storage cupboard, integrated fridge/freezer and dishwasher, eye level oven, electric hob with extractor over, space for washing machine.

First Floor Landing

With storage cupboard, airing cupboard and access to loft.

Bedroom 1 13' 10" x 9' 6" (4.22m x 2.90m)

With window to front, radiator, fitted wardrobe.

Ensuite Shower Room

With large ladder radiator, close coupled WC, sink, shower, medicine cabinet.

Bedroom 2 11' 11" x 10' 6" (3.63m x 3.20m)

With window to rear, radiator.

Bedroom 3 10' 4" x 8' 7" (3.15m x 2.62m)

With window to rear, radiator.

Bathroom

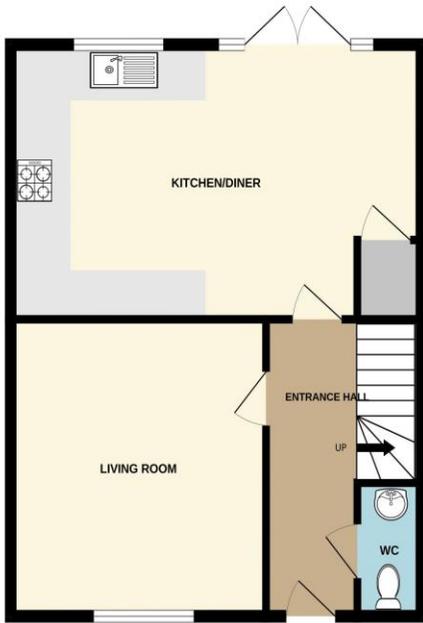
With frosted window to front, large ladder radiator, bath with shower over, sink, close coupled WC.

Outside

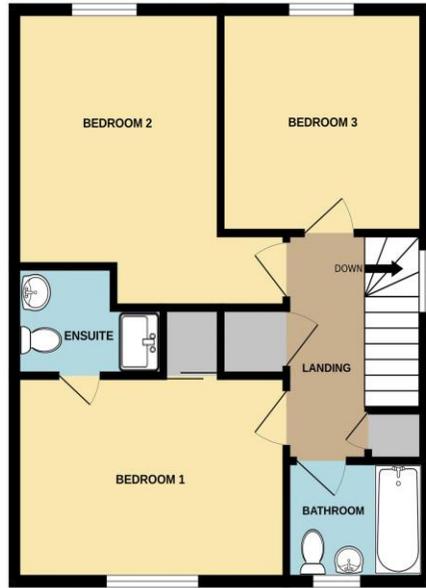
To the front of the property is a driveway with two parking spaces next to each other. There is a walled front garden mainly laid to shingle with a pathway to the front door. One of the spaces leads to the garage with up and over garage door. The garage comes with light, power, roof storage and a handy door to the rear garden. The rear garden is a generous size and is mainly laid to lawn with an array of maturing shrubs, bushes and planters. There is a timber shed and stunning views over neighbouring fields from the rear.



GROUND FLOOR



1ST FLOOR



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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