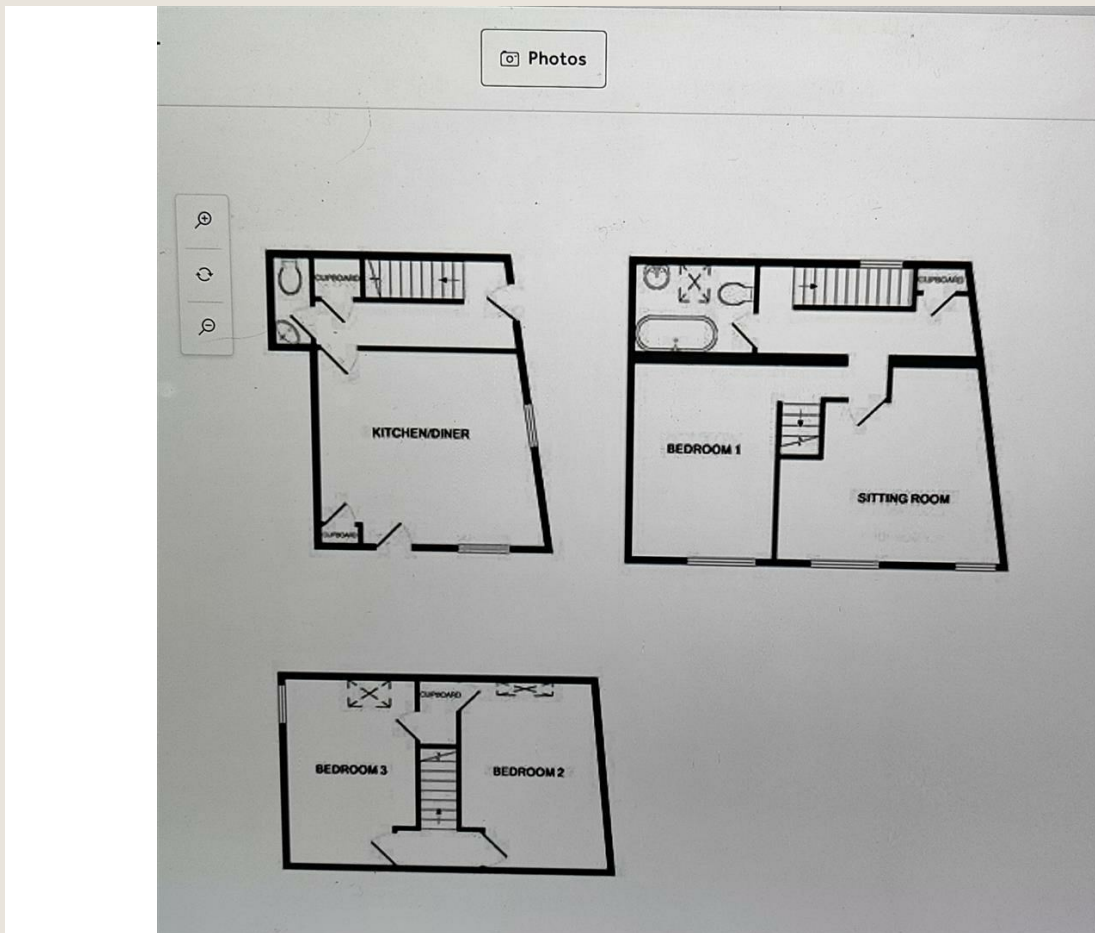




52 West Street  
Stoke-Sub-Hamdon, TA14 6QG

£1,395 PCM

**MAYFAIR**  
TOWN & COUNTRY



## PROPERTY DESCRIPTION

Characterful and spacious three bedroom town house located in the delightful village of Stoke-Sub-Hamdon. This property is presented to a very high standard using quality fittings and has been fully refurbished throughout. Accommodation comprises: Entrance into large kitchen/diner with range style oven, downstairs WC/cloakroom, stairs to first floor lounge, master bedroom, family bathroom, further stairs leading to two double bedrooms. (slight height restriction to doorways), Parking for 2 cars on the driveway (garage not included) private rear garden which has a large storage shed. One small dog maybe considered. Please check with Ofcom for mobile/broadband speeds as this will depend on your provider/package.

- Spacious Town House
- Three bedrooms
- Large kitchen/diner
- Village location
- Superb finish throughout
- Rear garden/parking

Deposit: £1,609

Furnishing: Unfurnished

### Local Authority

South Somerset Council Tax Band: C

Tenure:

EPC Rating: D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	79
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

crewkeme@mayfairproperties.net



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

