



TO LET

Becks Field, Stoke-Sub-Hamdon, TA14 6PB

Monthly Rental Of £1,300



ORCHARDS
ESTATES

Situated on a lovely Duchy of Cornwall quiet development in the heart of the beautiful sought after village of Stoke Sub Hamdon is this three bedroom semi-detached family home with views of Ham Hill.

The well-presented accommodation comprises spacious living room, dining room, modern fitted kitchen and useful cloakroom.

Upstairs are three bedrooms and the family bathroom.

To the rear of the property is a private enclosed garden with access to the garage and off-road parking.

Monthly Rental Of £1,300



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, supermarket, hairdresser, chemist, 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.

From the front door you step into the -

Dining Room 9' 1" x 8' 0" (2.77m x 2.44m)

Double glazed door to front, fitted shoe cupboard and radiator.

Living Room 15' 0" x 10' 1" (4.57m x 3.07m)

Rear aspect double glazed windows, laminate flooring, decorative ham stone fireplace, stairs to first floor, under stairs cupboard, radiator and double glazed French doors to garden.

Kitchen 12' 0" x 7' 1" (3.65m x 2.16m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with under cabinet lighting and worktops, single bowl sink, tiled splash backs, tiled flooring, gas hob with extractor over, double electric oven, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, spot lights and radiator.

Cloakroom

Wash hand basin, low level WC, inset spotlights, tiled splash backs and extractor fan.

Landing

Laid to carpet, radiator, access to loft and doors to:

Bedroom One 11' 0" x 10' 10" (3.35m x 3.30m)

Front aspect double glazed window, built in wardrobes, laid to carpet and radiator.

Bedroom Two 10' 0" x 9' 1" (3.05m x 2.77m)

Rear aspect double glazed window with views towards Ham Hill, built in wardrobes, laid to carpet and radiator.

Bedroom Three 8' 4" x 6' 6" (2.54m x 1.98m)

Front aspect double glazed window, built in wardrobe, laid to carpet and radiator.

Bathroom

Rear aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, large storage cupboard, tiled walls, tiled flooring, extractor fan and chrome heated towel rail.

Garage

Accessed via side of property the garage has power, lighting, up and over door and personal door to rear.

Parking

Off road parking for one car to front of garage.

Front Garden

Accessed via gate and mainly laid to lawn with pathway to front door enclosed by fencing and wall with planted borders and hedges.

Rear Garden

Initial patio leading to lawned garden with further patio area, outside tap enclosed by fencing with



gated access to rear and door to garage.

Material Information

- Duchy of Cornwall Development
- EPC - C
- Council Tax - C
- Services - Mains electric, gas, water, and drainage
- Allocated parking and garage
- Broadband - Ultrafast 100Mbps available (Source Ofcom)
- Flood Zone 1 - This property has very low risk of flooding from the rivers and sea (Source Gov.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01460 477977 or 01935 277977

www.orchardsestates.com

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR



ORCHARDS
ESTATES

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.