



FOR SALE

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

£270,000



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Orchards Estates is delighted to present this beautifully maintained four-bedroom terraced family home, cherished by its current owners and now ready for its next chapter.

Step inside to a generous living and dining room featuring an inviting open fireplace, warm wood flooring, and double-glazed windows that flood the space with natural light.

Double doors open through to a cosy snug with stairs leading to the first floor.

The kitchen is a real highlight: bright, airy, and fitted with high-quality modern appliances including a double oven, five-point induction hob, and integrated dishwasher.

Beyond the kitchen lies a practical utility area, home to a brand-new Worcester combi boiler installed in November 2025.

To the rear, a compact and low-maintenance courtyard provides outdoor space, with convenient side access via an alleyway. A staircase from the snug leads to the first floor, where you'll find a cloakroom with WC and basin, two well-proportioned double bedrooms, and a large storage cupboard offering excellent additional space.

The top floor hosts two further bedrooms.



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdressers, barbers, 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 Country Park 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 home is located on West Street, opposite the Fleur de Lis Hotel, with a distinct red door.

Ground Floor

Upon entry, you are greeted into the large living/dining room with wood flooring, open fireplace and spacious accommodation. Through double doors to a small snug with single glazed windows and stairs to the first floor. The kitchen is well equipped with modern fittings such as a five point induction hob, double oven and integrated dishwasher. Flowing through to the utility area, which finds the newly installed Worcester Boiler and under stair storage. The rear door opens to a small but maintainable courtyard garden with access to the side alleyway with pedestrian access.

First Floor

From the stairs, you will find a cloakroom, equipped with W/C and basin. Further up the stairs and you are greeted to two front aspect

double bedrooms, large storage cupboard and family bathroom. The bathroom is equipped with a walk in open shower cubicle, W/C, basin and bath with a large double glazed window.

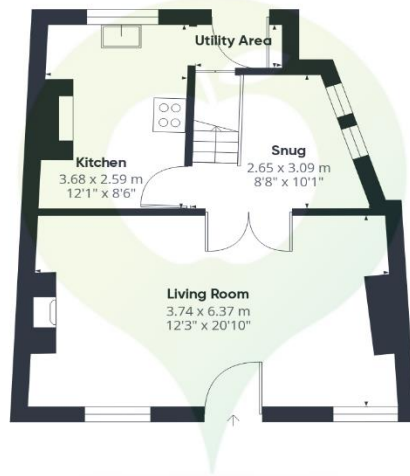
Second Floor

Further upstairs, you have two further bedrooms, one being a large double with a good sized window, allowing fresh and natural light through and a good sized single bedroom.

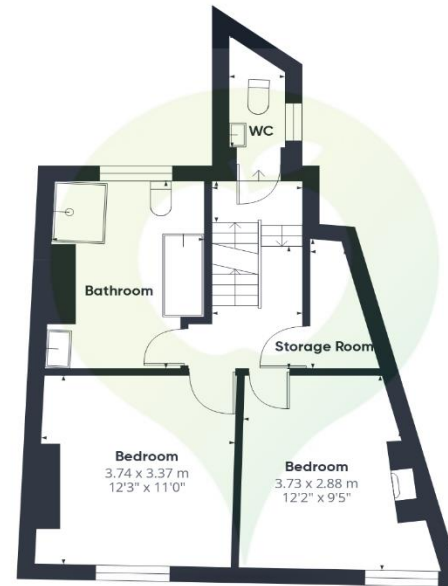
Material Information

- Material Information
- Freehold property
- EPC - E
- Council Tax - B
- Boiler - Combi Boiler, located in the utility room. We are reliably informed by the vendor that the boiler was newly installed November 2025.
- Mains - Water, electric, gas, and drainage
- On Street Parking
- We are informed by the vendor, the chimney was swept in 2024.
- There is no loft at this property.
- There is rear access from the archway next to the property, accessed via the green double doors, located to the right.
- Double Glazing
- Broadband - Ofcom Ultra-Fast available 1000mbps
- Flood Zone 1 - Very low risk of flooding from rivers and sea





Floor 1



Floor 2



Floor 3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

108.1 m²

1162 ft²

Reduced headroom

5 m²

54 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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