



FOR SALE

Brocks Mount, Stoke-Sub-Hamdon, TA14 6PJ

Offers Over £385,000



ORCHARDS
ESTATES

A very exciting opportunity has arisen to purchase a large family home with a garage in popular Stoke sub Hamdon.

The home has been immaculately maintained during the sellers' ownership.

The house is arranged in a townhouse layout, across three floors, with a first floor sitting room.

On the ground floor there is a rear aspect chef's dream kitchen, extremely in vogue with a range of wall and base units as well as an island.

There is also a utility room, downstairs loo and access to the integral garage.

On the first floor there is a light and airy rear aspect sitting room as well as the en suite master bedroom.

On the second floor there are three double bedrooms, one en suite, and a family bathroom.

The entire house is stunningly presented and offers its future owners a turnkey move with modern living at its finest.

Selected furniture is also included in the sale, allowing buyers to settle in with ease. Further details are available upon request.



Offers Over £385,000



LOCATION

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

Approach

The house is located on your right hand side as you proceed up Brocks Mount.

The current owners park directly outside their integral garage

Ground floor

The entrance hall provides access to the kitchen, utility room, garage, downstairs loo and staircase.

The modern, fitted kitchen has an impressive range of base and wall units as well as an island, large extractor fan and French doors to the garden.

There is also a generous area for a dining table. This is an ideal space for entertaining.

First floor

The sitting room enjoys a gas fire and, with large rear facing windows, provides a light and airy space in which to relax.

The current owners have placed a large family sofa and yet the room still has a spacious feel to it with space for further furniture.

It is the ideal space in which to unwind.

Across the first floor landing is a front aspect double bedroom with a Juliet balcony and french doors.

There is also an en suite bathroom.

Second Floor

On the second floor are three double bedrooms, one en suite, and a family bathroom.

Rear Garden

There is a decking area, immediately outside the back door, as well as two lower terraces.

It is an area ideal for al fresco dining, entertaining or to sit in peace at the end of a long day.

Garage

The garage, accessed from the ground floor entrance hall, has power and is a generous area which the current owners have used for storage.

Material Information

- Freehold Pproperty, built c. 2004
- EPC - Awaiting
- Council Tax - F
- Boiler - Combi boiler, located in the utility room
- Mains - Water, electric, gas, and drainage
- Double Glazing - The front is 2 years old
- Garage - Integrated
- Parking - Allocated space x 2
- Loft - Lit, no ladder
- Broadband - Ofcom Ultraq Fast available 1000mbps
- Flood Zone 1 - Very low risk of flooding from rivers and sea



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

141 m²
1518 ft²

Balconies and terraces

15.8 m²
170 ft²

Reduced headroom

1.3 m²
14 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.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

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

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.