

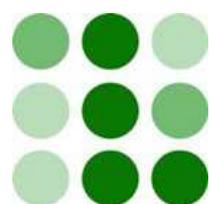


Norton Road, Stoke-sub-Hamdon, Somerset,
TA14 6QW

Guide Price £315,000

Freehold

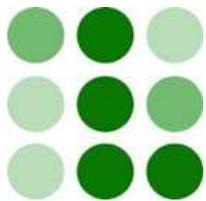
This mature semi-detached family home is situated on the edge of this popular village and offers accommodation including an entrance hallway, cloakroom/utility, sitting room, dining room, fitted kitchen and conservatory whilst on the first floor there are two double bedrooms, a single room and the family bathroom. The property sits nicely back from the road offering ample off street parking whilst to the rear there is large garden and a substantial shed/outbuilding which is arranged in two parts.

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42 Norton Road, Stoke-sub-Hamdon, Somerset,
TA14 6QW



- Mature Semi-Detached Home
- Popular Village Location
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC/Utility
- First Floor Family Bathroom
- Conservatory
- Large Rear Garden With Substantial Shed/Out Building

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

The **ACCOMMODATION** comprises:

Hallway

The long entrance hallway provides a pleasant welcome into the home with doors opening to both the reception rooms and the cloakroom. Stairs lead to the first floor landing.

Sitting Room 3.43 m x 3.21 m (11'3" x 10'6")

A comfortable room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Dining Room 4.19 m x 3.48 m (13'9" x 11'5")

The dining room certainly feels like the hub of this home and is conveniently situated next to the kitchen. A feature fireplace provides a nice focal feature to the room and a double glazed window overlooks the front of the property.

Kitchen 4.66 m x 2.11 m (15'3" x 6'11")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is space for a cooker and fridge/freezer and the inset stainless steel sink with mixer tap is positioned under the window overlooking the conservatory. There is spot lighting and a tiled floor.

Conservatory 6.01 m x 2.83 m (19'9" x 9'3")

A great additional space with has previously been used as an additional seating and dining area enjoying a great outlook over the rear garden. The floor is tiled and there are wall lamps. Doors open to the garden.

Cloakroom/Utility

Fitted with a low level WC and a wall hung wash basin. There is a side facing window. We understand that previously our client has had a washing machine in here.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and the airing cupboard. There is a rear facing double glazed window and a ceiling light point. Access is available to the loft which we understand is boarded and accessed via a pull down ladder.

Bedroom One 3.82 m x 3.59 m (12'6" x 11'9")

A good size double bedroom offering extensive fitted wardrobes. There is a front facing double glazed window, a radiator and a ceiling light point.

Bedroom Two 3.57 m x 2.81 m (11'9" x 9'3")

The second bedroom is also a double room with a front facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 2.81 m x 2.70 m (9'3" x 8'10")

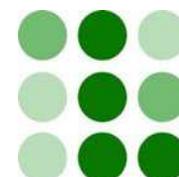
A single room with a rear facing double glazed window, a built in cupboard, ceiling light point and a radiator.

Family Bathroom

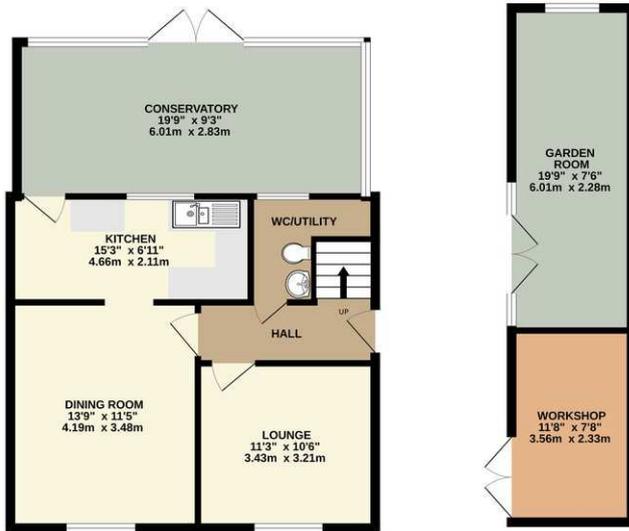
Fitted with a bath with over head/rainfall style shower and mixer tap with additional hand held shower, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, a radiator and spot lights.

Outside

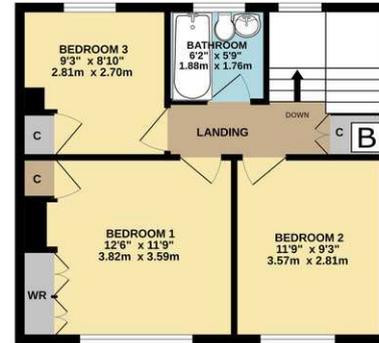
The property sits nicely back from the road with ample off street parking whilst to the rear the long rear garden is mainly laid to lawn with a substantial workshop/summerhouse.



GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.

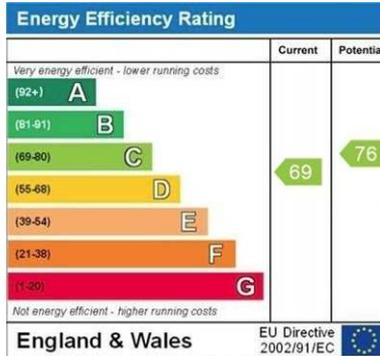


1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.4 sq.m.) approx.

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.
Made with Metropix 6/2026



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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Material Information applicable in all circumstances

Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - B
- Asking Price - Guide Price £315,000
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions

- Property Type -Semi-Detached House
- Property Construction -Traditional
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply -Mains
- Water Supply -Mains
- Sewerage -Mains
- Heating -Mains Gas Central Heating- Combi boiler airing cupboard.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Driveway Parking

Material Information that may or may not apply

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions -Not to use the premises other than as a private dwellinghouse. Not to carry out any trade or business. Not to station on the premises any caravan tent or other mobile dwelling intended for human habitation. Not to keep or suffer to be done or kept on the premises any act or thing which may be or become a nuisance. Jointly with the owner of number 40 Norton Road to maintain in good order the footpath coloured yellow and bear half said cost of maintaining/repair.
We'd recommend you review the Title/deeds of the property with your solicitor.
- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Current Flood Risk - According to the Environment Agency's website the property is considered to be at Very Low Risk of River, Sea & Surface Water Flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A
- Energy Performance Certificate (EPC Rating) -C

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 17/03/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.