



30 High Street

Stoke-sub-Hamdon, Somerset TA14 6PS

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A charming two bedroom terraced cottage, in need of some cosmetic updating, situated in this ever-popular village

- No Onward Chain
- Main Roof Replaced In 2000
- Sitting Room
- Kitchen/Dining Room
- Utility & Bathroom
- Two Double Bedrooms
- Attic Room (Scope for full conversion)
- Mature Garden with a Sunny SE Aspect

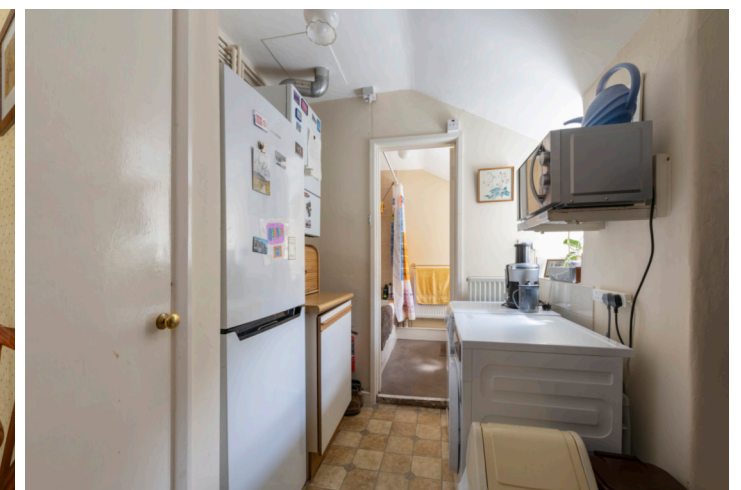
GUIDE PRICE £240,000

THE AGENT SAYS...

This perfectly formed little cottage has been a much loved home that now seeks new owners to love it and bring it back to life. With well-proportioned rooms, some characterful features, and a lovely sunny garden this property has so much potential for anyone not afraid of a project and keen to add their own stamp.

THE PROPERTY

The front door opens into a small lobby which protects the interior from the elements. The cosy sitting room is centred around an attractive fireplace, set in a wall of exposed stone, with a wood burning stove. A space-saving sliding door leads through to the kitchen/dining room at the rear. The kitchen requires modernisation but is a nice size room with great potential. The former fireplace and chimney breast is an attractive feature and the kitchen overlooks the sunny garden. Off the kitchen is a





hard-working utility room which has space for a fridge/freezer, washing machine and dishwasher, along with the airing cupboard and further storage, as well as access to the garden. Behind the utility is the bathroom.

An enclosed staircase (with storage cupboard underneath) leads up from the kitchen to the first floor where there are two good-sized double bedrooms. A ladder leads up from the landing to the attic room, which is well-lit space perfect for a home office/hobby room or storage. There is scope to add an ensuite WC/basin over the stairs to the main bedroom.

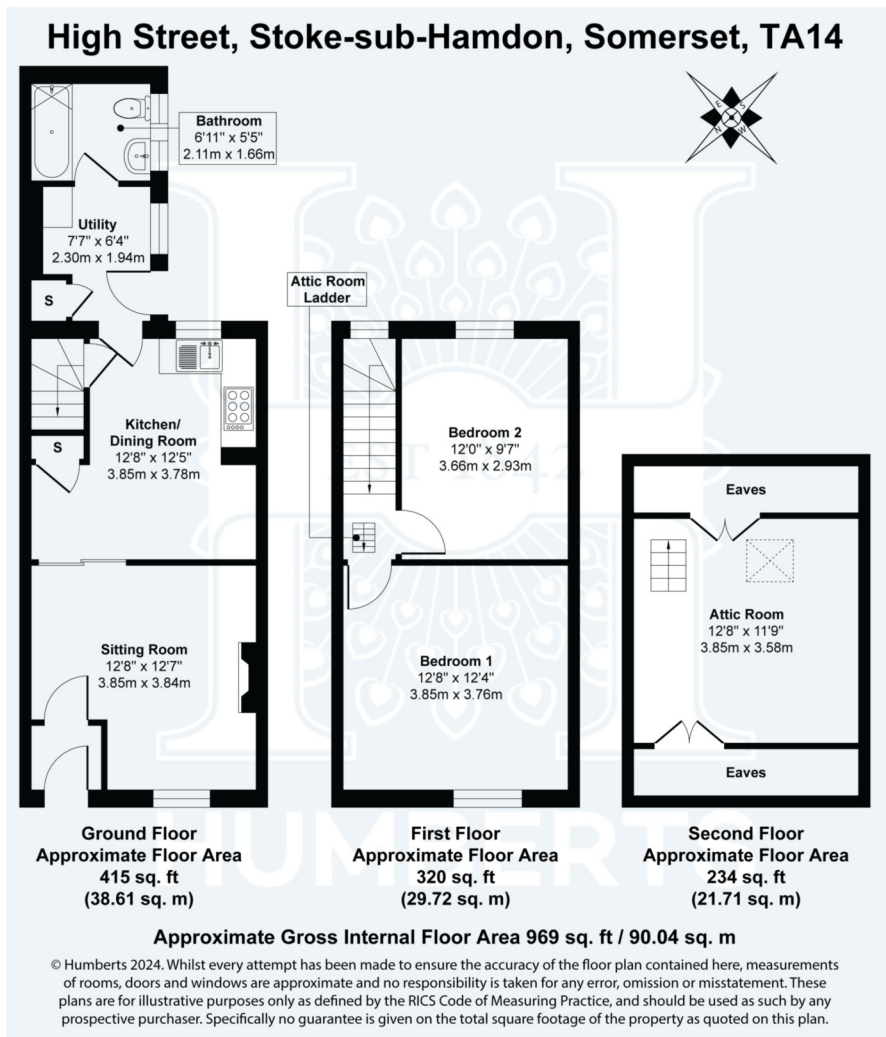
OUTSIDE

The cottage is elevated above the street with a few steps up to the front door and a small area of garden. At the rear, the utility room opens to an area of hardstanding. Behind the utility is a right of way (ROW) for the property and number 28 to the end of terrace. Beyond the ROW is a divided paved area where number 30 has a timber storage shed and a gravel area for a bistro set or relaxer chair. Steps lead up under a metal arch and turn in different directions to provide access to the separate garden. The private lawned garden slopes up away from the house. There is a greenhouse with two water butts and beyond this a timber summerhouse.



SURROUNDING AREA

Stoke-sub-Hamdon is an attractive village close to Ham Hill Country Park. The village is thriving and vibrant with primary and secondary schooling, a range of shops and businesses, pubs, doctors, dentist, veterinary surgery etc. The A303 London to Exeter trunk road is nearby, as is Montacute. The regional centres of Yeovil and Taunton are both within easy motoring distance and have mainline rail connections.



DIRECTIONS

From the A303 follow North Street towards the centre of the village. Turn left onto High Street, continue past the turning to Ham Hill, and the property will be found on the right-hand side.

SERVICES

Mains water, drainage and electricity. Gas-fired central heating.

LOCAL AUTHORITY

Somerset Council - Band B

ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

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