



## Property Location

This house is located in a quiet lane close to the centre of the highly desirable South Somerset village of Stoke Sub Hamdon. With Ham Hill country park, local shops, great pubs and schools within walking distance, this is an ideally-located village property.

14 Castle Street, Stoke Sub Hamdon, Somerset, TA14 6RE

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft

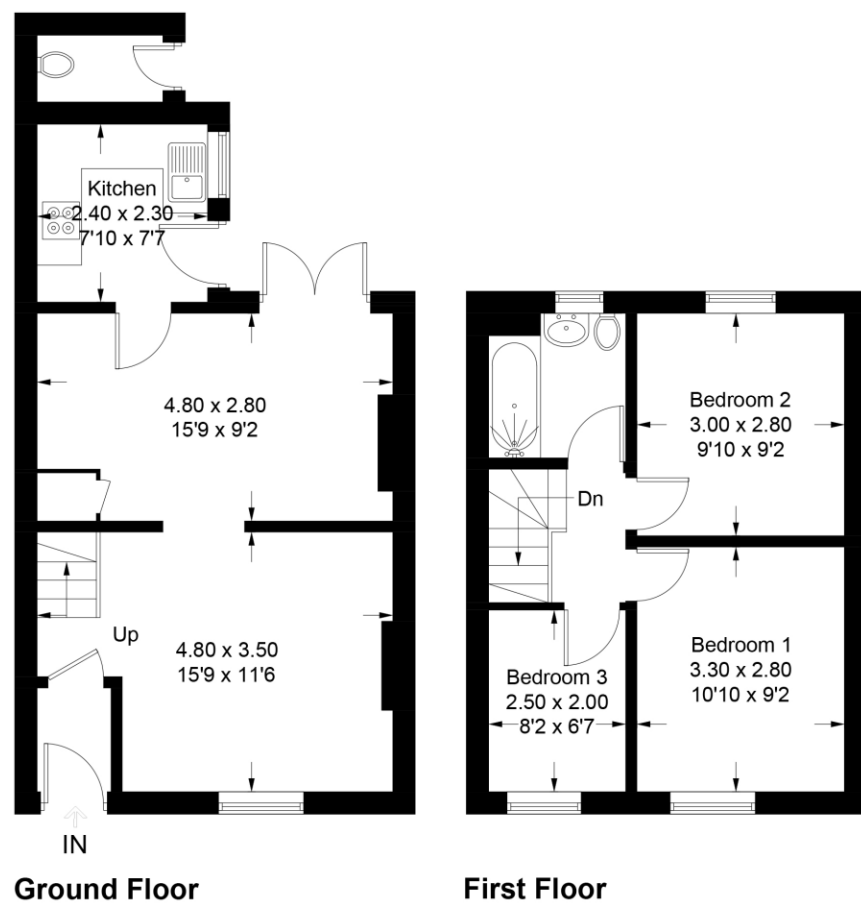


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105914)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Castle Street, Stoke Sub Hamdon

Asking Price Of £280,000



14 Castle Street  
Somerset  
TA14 6RE

Key features:

- Village Location
- Period Features
- Gardens to Front and Rear
- Gas Central Heating
- Open Fireplace
- Three Bedrooms
- Two Receptions
- Modern Kitchen and Bathroom



Why you'll like it

Beautifully appointed 3-bedroom terraced cottage in a highly desirable village location with gardens and period features in abundance. Boasting a country-style kitchen and modern bathroom, this house has an open-plan sitting / dining room, two double and one single bedrooms, an open fire place and gas 'wood burner' plus a beautiful mature garden to the rear. Early viewing recommended!

ENTRANCE HALL Green double-glazed front door opening into a small entrance hall with further white painted glazed internal door leading into the sitting room. Mosaic-effect tiled flooring and pale grey walls. Radiator.

SITTING ROOM 11' 5" x 15' 8" (3.5m x 4.8m) Front reception room with a double glazed sash window. Neutral carpet and pale grey walls with one open stone wall. Fire place with a gas fuelled stove fitted, but with scope for a wood-burning stove to be fitted should a new owner wish to. Radiator. Stairs rising to the first floor and archway into the dining room.

DINING ROOM 9' 2" x 15' 8" (2.8m x 4.8m) Reception room with double glazed French doors opening to the rear. Open fire place with fitted shelves to alcove and beamed ceiling. Wood-effect vinyl flooring and pale green walls. Under stairs storage cupboard.

KITCHEN 7' 6" x 7' 10" (2.3m x 2.4m) With double glazed window and door opening to the rear garden. Fitted cream units with a wood-effect laminate work surface and grey painted walls.

Appliance spaces for gas oven, fridge freezer and washing machine; fitted extractor fan. Tile-effect vinyl flooring. White ceramic sink.

STAIRS AND LANDING Neutrally carpeted stairs rise to the first floor landing with white painted bannisters and pale grey walls with one white wooden panelled wall at landing level. Loft hatch.

BEDROOM ONE 9' 2" x 10' 9" (2.8m x 3.3m) Double bedroom with double glazed sash window to the front. Bare floorboards add period charm and cream coloured walls. Radiator.

BEDROOM TWO 9' 10" x 9' 2" (3m x 2.8m) Double bedroom with double glazed window to the rear. Bare floorboards and cream walls with one feature wall in grey patterned wallpaper. Radiator.

BEDROOM THREE 6' 6" x 8' 2" (2m x 2.5m) Single bedroom with double glazed sash window to the front. Floorboards and pale grey / pink walls. Radiator.

BATHROOM Modern bathroom with double glazed window to the rear. Biscuit-coloured wall tiling and wood-effect vinyl flooring. White suite of toilet, pedestal basin and bath with shower over and fixed screen. Ceiling spot lights and radiator.

WC Outside toilet with door opening to the rear of the kitchen from the patio. White toilet and also housing the Worcester gas boiler.

GARDEN To the front of the house is a raised lawn with steps up from road level and path leading to the front door. To the rear the garden extends with a patio area adjacent to the house and steps up to the main lawn which has mature borders and trees to the sides and overhead. There is a wooden shed at the end of the garden and a gravel area ideal for outdoor entertaining.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88  B
69-80	C		
55-68	D	68  D	
39-54	E		
21-38	F		
1-20	G		

