

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



20, Hamdon Close, Stoke-sub-Hamdon, Somerset
TA14 6QN

£325,000

Towers Wills are pleased to present this family home situated at the head of a cul-de-sac in the sought after village of Stoke Sub Hamdon. The property offers; downstairs WC, good sized kitchen, separate dining room, lounge and study. Whilst upstairs four bedrooms, with Jack & Jill bathroom and separate family shower room. Outside a pleasant garden, offering views to Ham Hill plus off-road parking leading to the integral garage.

Entrance Porch

Double glazed door to the front and single glazed window to the side.

Entrance Hall

Includes radiator and under stairs cupboard.

Downstairs W.C

Single glazed window to the front, wash hand basin and w.c.

Kitchen 3.18m x 4.13m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with sink/drain, double glazed window to the front, wall mounted electric heater, space for washing machine, space for dishwasher, space for dryer, space for fridge freezer and integrated Neff appliances including gas hob with cookerhood over and electric oven.

Dining Area 3.53m x 2.71m – maximum measurements

Double glazed window to the side, servicing hatch to the kitchen, radiator, under stairs storage and single glazed double doors to the study.

Study 2.69m x 3.20m – maximum measurements

Radiator, double glazed window to the side and double glazed patio doors leading to the rear garden.

Lounge 3.21m x 5.45m – maximum measurements

Double glazed window to the rear, two radiators and fireplace with log burner.

First Floor Landing

Skylight to the rear, loft hatch and airing cupboard which includes the gas combi boiler.

Bedroom One 2.81m x 3.99m – maximum measurements

Double glazed window to the front, radiator, built-in cupboard and door leading to 'Jack & Jill' bathroom.

Jack & Jill Bathroom

Comprising bath with centre mounted taps and mixer tap shower, wash hand basin, w.c, heated towel rail, double glazed window to the side and extractor fan.

Bedroom Two 4.63m x 2.48m – maximum measurements

Two double glazed windows to the rear, radiator and door to the 'Jack & Jill' bathroom.

Bedroom Three 2.64m plus door recess x 2.75m – maximum measurements
Double glazed window to the front and radiator.

Bedroom Four 2.60m x 2.35m – maximum measurements

Double glazed window to the rear and radiator.

Family Shower Room

Key Features

- Sought-after Village
- Detached
- Four Bedrooms
- Gardens
- Views to Ham Hill
- Off Road Parking
- Integral Garage

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill
Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the front and extractor fan.

Integral Garage 5.22m x 2.82m – maximum measurements
Includes roller door to the front, power, light and eaves storage.

Front Garden

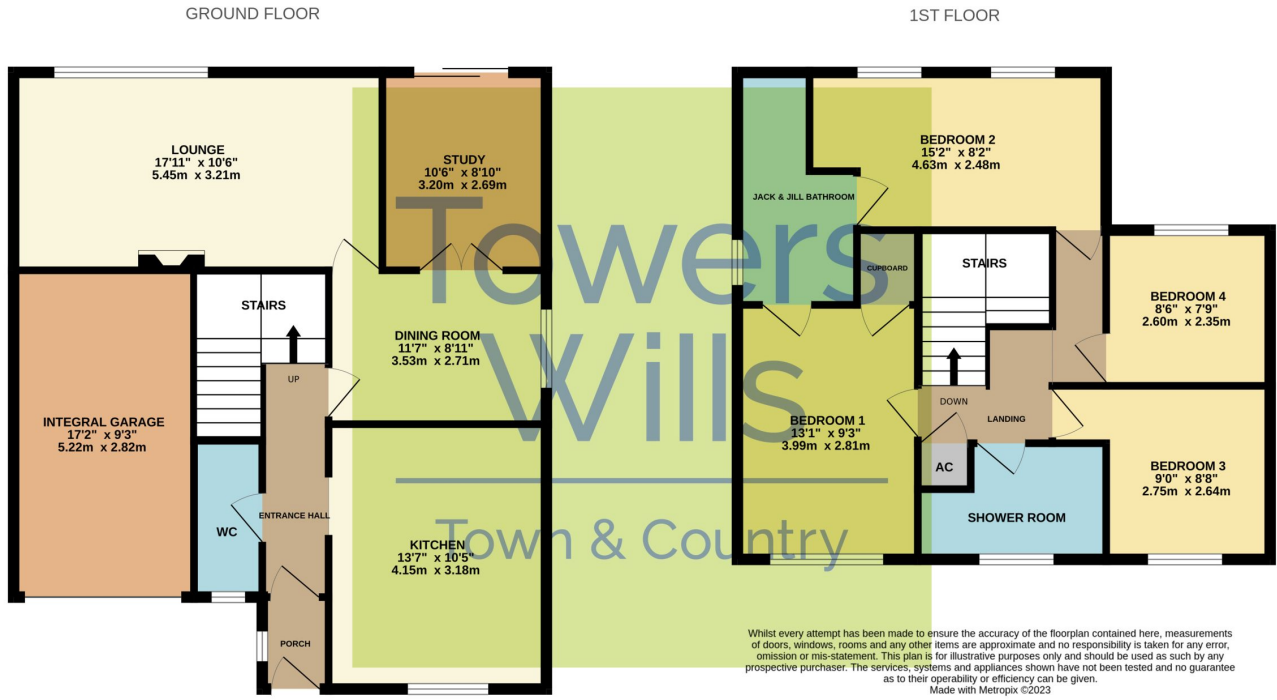
To the front of the property is a driveway leading to off road parking, lawn area, outside tap, power and side access to the rear garden.

Rear Garden

To the rear the garden is mainly laid to lawn with patio area enjoying views to Ham Hill at the rear, wooden shed and outside power socket.



Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor 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 Towers Wills or the vendor, (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 must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view