



Becks Field, Stoke Sub Hamdon, TA14

Guide Price: £260,000

Freehold

Becks Field, Stoke Sub Hamdon, TA14

No. 22 Becks Field is located in a very pretty, quiet end of cul-de-sac location on this small, established development of properties built around 2000 of stone and stone with render on the outskirts of the popular village of Stoke-Sub-Hamdon. With ample parking plus the convenience of a large single garage, this house offers well presented, good sized accommodation with wonderful views across to Ham Hill Country Park from one side and leafy trees to the other.

The accommodation in brief provides Hallway, fully fitted Kitchen, Cloaks/WC, Sitting Room with stone fireplace, Conservatory with glazed pitched roof and ample storage to the ground floor and two double Bedrooms and Bathroom to the first floor. The Garden is well set out with patio and lawn area. There is a gravelled private parking area to the front along with an attached large single garage. The property benefits from double glazing throughout and a Gas fired central heating system.

Accommodation:

Covered Porch with part glazed uPVC front door to Hallway with laminate flooring and door to Cloaks/WC with obscure window to front, WC, wash hand basin.

Kitchen 10'11 x 7' with a range of modern base, wall and drawer units with worktop over. Window overlooking front aspect, Gas hob with extractor over, electric oven, integrated fridge/freezer, plumbing for washing machine and dishwasher, tiled floor.

Sitting Room 18'2 x 11'11 a lovely bright room with feature stone fireplace to the corner with inset Gas fire, window to garden, stairs with deep storage under and double French doors to:

Conservatory/Dining Room 10'11 x 10 with an attractive tiled floor, pitched glazed roof, double French doors to garden, wall mounted heater.

First floor Landing with hatch to part boarded loft space.

Bedroom One 12'2 (to wardrobe face) x 9'9 with window offering stunning views across to Ham Hill Country Park, built in double and single wardrobes

Bedroom Two 10'10 x 9'7 with window overlooking front aspect and over to leafy tree vista.

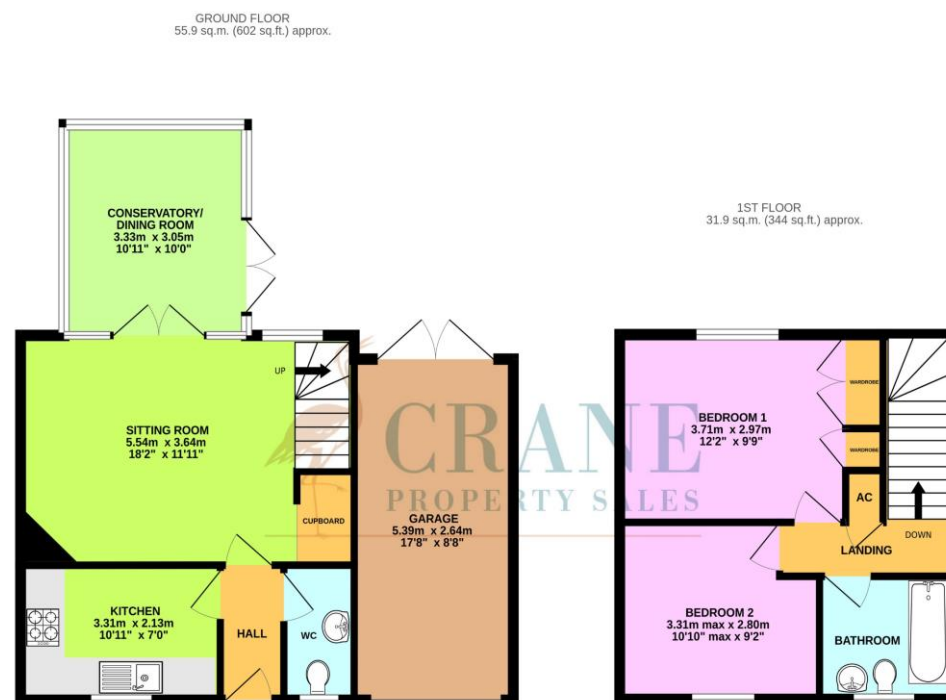
Bathroom with obscure window, panelled bath with electric shower over, pedestal washbasin, WC, extractor fan, part tiled.

Outside to the front of the property is a patio area leading to the front door, a gravelled parking area for one large car.

Garage 17'5 x 8'8 with up and over door to front and double doors to rear, roof storage, light and power.

The rear garden has a patio seating area as well as lawn with mature shrubs and trees.


Agents Note: The communal grounds in the development are maintain by the Duchy fo Cornwall with a service charge of £500pa.



TOTAL FLOOR AREA: 87.9 sq.m. (946 sq.ft.) 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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