



17 Newtown

Coat Road, Martock, TA12 6EX

GeorgeJames PROPERTIES

EST. 2014

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Guide Price - £199,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

17 Newtown is a delightful hamstone built property, being sold for the first time in a number of years. The house requires general updating and modernisation, but is ready for a new purchaser to come in and put their own stamp on it. On the ground floor is a cosy living room with working fireplace, kitchen, utility room, with two bedrooms and a good sized family bathroom on the first floor. Our seller has recently updated the central heating, and is very proud of the beautiful cottage-style garden, with areas of lawn, patio and a large workshop/wood store to the rear. There is off street parking to the front. The house is situated in a popular residential location in Martock.

Amenities

Martock is a large Somerset village offering an excellent range of everyday amenities including a selection of shops, co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

Services

Modern mains gas, electricity and drainage connected. Council Tax Band

Entrance Hall

Stairs rise to first floor.

Living Room

With window to front, radiator, feature fireplace with wood burning stove, understairs storage.

Kitchen 14' 0" x 6' 9" (4.26m x 2.07m)

With two windows to rear, door to utility room, radiator, space for dining table and chairs, storage pantry cupboard, range of matching wall and base units, stainless steel sink with drainer, electric oven and hob, space for washing machine, space for fridge/freezer.



Utility Lean-To 9' 8" x 4' 7" (2.95m x 1.40m)

With window to rear, door to garden, space for tumble dryer.

WC

With window to rear, low level WC.

First Floor Landing

Bedroom One 11' 4" x 10' 6" (3.45m x 3.20m)

With window to front, radiator, large storage cupboard.

Bedroom Two 11' 11" x 6' 11" (3.62m x 2.10m)

With window to rear, radiator.

Bathroom 8' 11" x 6' 10" (2.72m x 2.09m)

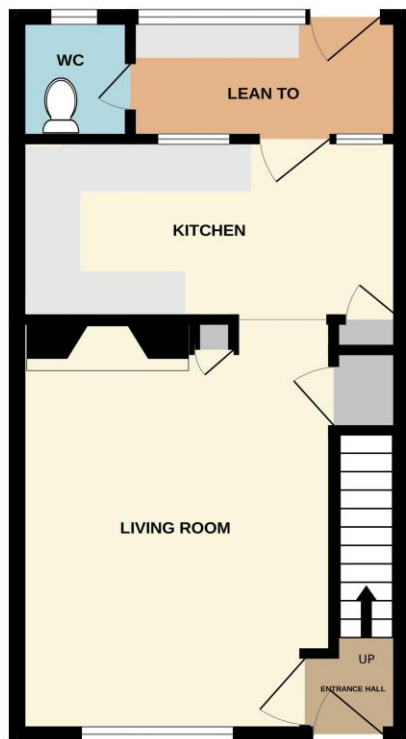
With frosted window to rear, chrome heated towel rail, bath with mains shower over, low level WC, sink storage cupboard.

Outside

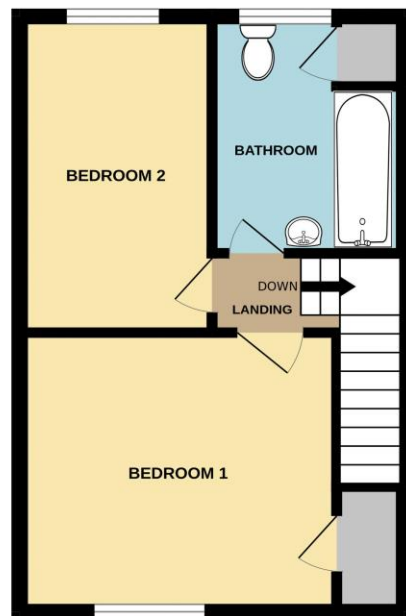
To the front garden is a driveway for one car. There is a shared pathway with next door leading to the front door. The rear garden is a haven of colour and tranquillity. The seller has spent years perfecting this beautiful cottage style garden. Long in length, the garden is separated into sections including stunning wild flowers, firepit and large storage shed and wood store at the end.



GROUND FLOOR



FIRST FLOOR



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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