

Towers Wills

Town & Country

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Dudmoor Cottage, Kingsbury Episcopi, Martock, Somerset TA12 6AT

Offers Over **£285,000**

Towers Wills are pleased to bring to the market this wonderful, two-bedroom detached period cottage, nestled in a popular village location. The property briefly comprises; entrance hall, lounge, diner, kitchen, conservatory, lean-to, downstairs w.c, two double bedrooms, family bathroom, rear garden and off road parking. This is an extremely rare opportunity to purchase a property which hasn't been to market in 70 years. Kingsbury Episcopi was crowned 'Somerset Village of the Year 2018' and offers a range of local facilities including a shop with cafe and Post Office, recreation ground, primary school in nearby Stembridge and two churches. **NO ONWARD CHAIN.**

Entrance Hall

Double glazed door to the front, stairs to the first floor and door to the lounge.

Lounge 4.05m x 3.37m

Double glazed windows to the front and side, wood burner and door to the kitchen.

Dining Room 3.36m x 2.81m

Double glazed window to the side, single glazed window to the rear, under stairs storage, electric radiator and feature fireplace.

Kitchen 2.23m x 3.20m

Comprising of base and drawer units, work surfacing with stainless sink drainer unit, plumbing for washing machine, four ring electric oven, space for under counter fridge, single glazed window to the rear and doors to the lean-to and conservatory.

Conservatory 5.43m x 2.04m

Double glazed door to the rear, double glazed windows to the rear and storage cupboard.

Lean-to 4.78m x 1.49m

Door to the front, door to the kitchen, door to conservatory and access to downstairs w.c.

Downstairs W.C 1.62m x 1.42m

Single glazed window to the rear and low level w.c.

First Floor Landing

Bedroom One 4.22m x 3.51m

Double glazed window to the front, two storage cupboards and electric radiator.

Bedroom Two 3.28m x 2.84m

Double glazed window to the side and electric radiator.

Bathroom 2.24m x 2.14m

Comprising bath with hot and cold taps, wash hand basin, low level w.c, part tiled walls, double glazed window to the rear and electric radiator.

Front Garden

To the front of the property is a small area of lawn and parking to the side.

Rear Garden

To the rear is a reasonable size garden, being mainly laid to lawn with a mixture of mature shrubs, path and a garden shed.

Key Features

- Sought-after Village Location
- Detached
- Two Double Bedrooms
- Gardens
- Off Road Parking
- NO ONWARD CHAIN

Contact Us

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Energy Efficiency

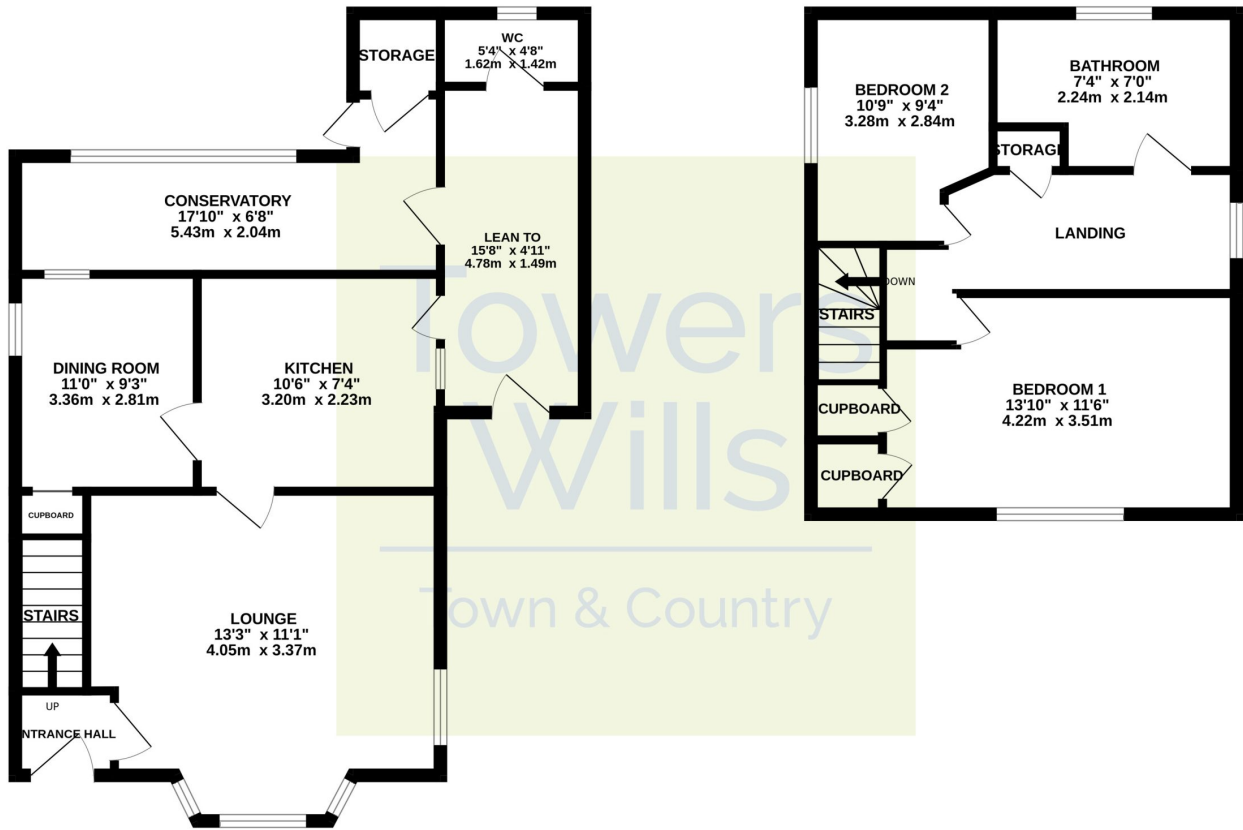
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G	9 G	



Floor Plan

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) 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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