



£225,000

At a glance...



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**holland
& odam**

31 Main Street
Ash
Martock
Somerset
TA12 6NU

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Pl, Somerton, head south-west on Market Pl/B3165 towards Manor Ct. Turn left onto The Triangle/B3165, continue to follow B3165 for 0.8mi. Turn right onto Sutton Rd/B3165 and continue to follow B3165 for 1.3mi. Take a slight right onto Harding's Hill/B3165, slight right onto A372. Turn left onto B3165, Continue on B3165 through Stapleton for 3.3mi. Turn left at the traffic lights and continue onto Main St, the property will be on the left.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system and wood-fired stove.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Martock is a charming village in Somerset, offering a fantastic range of everyday amenities. Residents can enjoy a selection of pubs, a hotel, a post office, small supermarkets, a bakery, and a butcher, making it easy to take care of daily needs. For healthcare, the village is well-equipped with a doctor's surgery, dentist, pharmacy, and a veterinary surgery, ensuring convenience and peace of mind. The excellent village hall and the historic Church of All Saints are central to the community's vibrant social life. Martock offers superb recreational facilities, including the Recreational Ground and all-weather tennis courts. The location also benefits from easy access to the A303, just 1 mile away, and is within a short drive of Yeovil, which is 6 miles away. Yeovil provides an even wider selection of shopping, recreational, and educational facilities, as well as a mainline rail link to London Waterloo, making it a great option for commuters. With its blend of village charm and convenient access to larger towns and transport links, it's an ideal place for those looking for a balanced lifestyle.

Insight

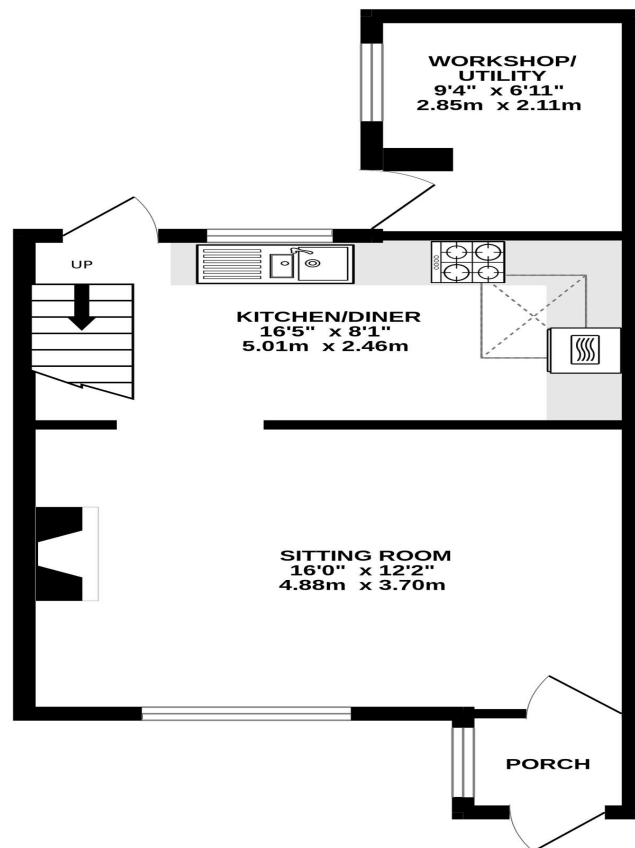
This charming mid-terraced hamstone cottage is set in a desirable village location and is presented in excellent order throughout. The accommodation includes an entrance porch, a cosy living room with a feature stone fireplace and window seat and a modern fitted kitchen. Upstairs, there are two bedrooms, and a well-appointed bathroom with a separate shower and bath.

Outside, the property offers a front garden with planted borders, while to the rear there is an enclosed courtyard with steps leading up to a generous, level garden laid to lawn — ideal for outdoor dining, gardening, or family enjoyment. There is also a useful outbuilding/workshop with power and light provides excellent storage and hobby space, or could be used as a utility.

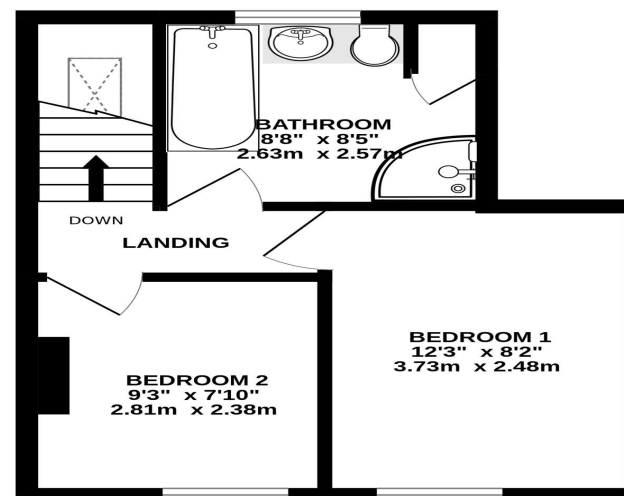
- Charming mid-terraced Hamstone cottage in a village location
- Spacious living room with feature stone fireplace
- Enclosed rear courtyard with steps leading to a large, level lawned garden
- Useful outbuilding/workshop with power and light
- Two well-proportioned bedrooms and upstairs bathroom



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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DISCLAIMER

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