

for sale

guide price **£340,000**



Hope Cottage Coat Martock TA12 6AS

BEAUTIFUL CHARACTER PROPERTY! Located in a popular village with great access to the A303 this is a must see. With features such as an integral garage as well as having two ensuite, viewings is highly recommended! Contact us today to book your viewing!

Hope Cottage Coat Martock TA12 6AS

Entrance Porch

Door to the front and single glazed window to the side.

Entrance Hall

Door to the front, radiator and parquet flooring.

Lounge

13' 6" x 13' 4" Max (4.11m x 4.06m Max)

Hamstone fireplace, double glazed window to the front, radiator 2 x wall lights, window seat and tv point.

Dining Area

7' 8" x 9' 8" (2.34m x 2.95m)

Double glazed window to the rear, radiator and storage cabinet.



Kitchen

18' Max x 12' 7" Max (5.49m Max x 3.84m Max)

Fitted kitchen with a range of wall and base units, breakfast bar, 1 1/2 ceramic sink/drainers, space for range cooker and integrated dishwasher, door to the garage, space for a American fridge/freezer and engineered wood flooring.

Cloakroom

Single glazed window to the rear, wc, wash hand basin and part tiling.

Landing

Storage cupboard, stairs to the loft room, radiator, double glazed window to the front and airing cupboard housing the hot water tank.

Bedroom 1

14' 8" x 12' 7" into Recess (4.47m x 3.84m into Recess)

Double glazed window to the front and radiator.

En Suite

Double glazed window to the rear, shower cubicle, wc, wash hand basin, radiator and part tiling.

Bedroom 2

16' 1" x 8' 7" (4.90m x 2.62m)

Double glazed window to the front and radiator.

En Suite

Shower cubicle, wc, wash hand basin and tiled walls.

Bedroom 3

10' 8" x 7' 9" (3.25m x 2.36m)

Double glazed window to the rear, radiator and wash hand basin.

Bathroom

Double glazed window to the rear, wc, wash hand basin, radiator, bath with shower attachment and spotlights.

Loft Room

31' 11" x 16' 4" (9.73m x 4.98m)

Double glazed velux windows x 3 with restricted head height.

Outside

Utility Room

Brick built with boiler and space for a washing machine and tumble dryer.

Front Garden

Parking for 3 cars and steps leading up to the entrance porch.

Rear Garden

Fenced rear garden with a lawn, trees, flowers, wooden shed, water butt, slate seating area, oil tank, cess pit and backs onto farmland.

Garage

Integral garage with power and light with access from the kitchen.



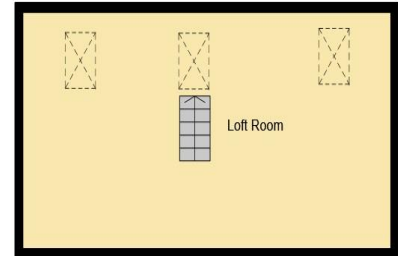




Ground Floor



First Floor



Loft Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: YOY312085 - 0010

Tenure: Freehold

EPC Rating: E

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