



**Main Street, Ash, Martock, TA12 6PE**

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## **Main Street, Ash, Martock**

A four bedroom cottage, offered for sale with no onward chain, situated within the desirable rural village of Ash. The accommodation is in need of modernisation & offers a wealth of character, space & natural light throughout. Externally boasting a double garage, parking, workshop & enclosed garden.



### Entrance

Double glazed door to the side, opening into:

### Entrance Porch

Double glazed window to the front. Built in cloaks cupboard. Door opening into:

### Lounge/ Diner/ Kitchen

19' 3" max x 11' 10" max ( 5.87m max x 3.61m max )

Double glazed windows to the front and rear. Feature fireplace. Stairs rising to the first floor. Space for dining table and chairs. Exposed ceiling beams. Wall light points. Two storage heaters. Opening into the kitchen with double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker. Plumbing for washing machine. Door opening into the utility and a further door into:

### Sitting Room

11' 4" x 10' 10" ( 3.45m x 3.30m )

Two double glazed windows to the front. Feature fireplace with wood burner. Exposed ceiling beams. Storage heater.

### Utility

8' 2" x 4' 10" ( 2.49m x 1.47m )

Windows to the rear and side. Door to the side opening to the garden. Space for fridge and freezer. Tiled floor.

### Inner Hall

Double glazed window to the side. Storage cupboard. Door opening into:

### Bathroom

Window to the side. Suite comprising enclosed bath with mixer tap and shower attachment, wash hand basin and WC. Towel heater.

### First Floor Landing

Access to the loft space. Storage heater.

### Bedroom One

11' 6" x 11' 4" ( 3.51m x 3.45m )

Double glazed window to the front. Space for free standing furniture. Storage heater.

### Bedroom Two

11' 10" x 10' 6" ( 3.61m x 3.20m )

Double glazed window to the front. Space for free standing furniture. Storage heater.

### Bedroom Three

9' x 6' 7" ( 2.74m x 2.01m )

Window to the rear overlooking the garden.

### Bedroom Four

8' 6" x 8' 5" ( 2.59m x 2.57m )

Window to the rear overlooking the garden. Built in wardrobe. Storage heater.

### Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin and WC.

### Rear Garden

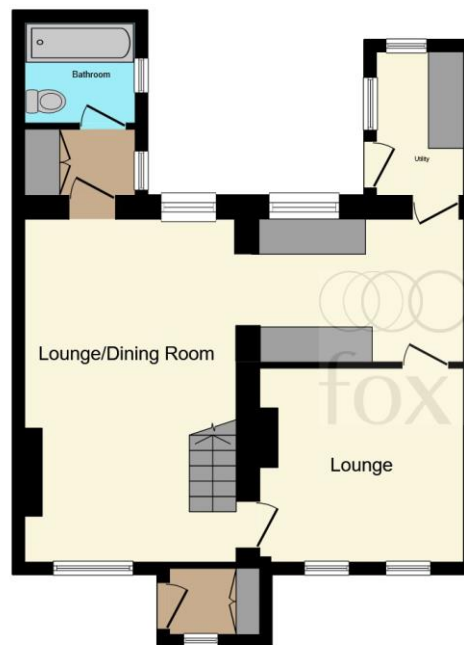
A fully enclosed rear garden with a paved patio area abutting the property and providing an ideal seating/entertaining area to enjoy the summer sunshine. Steps then rise to a lawn garden with an array of decorative plants and flowers. Outside tap.

### Workshop

Located within the rear garden with door to the rear and windows to the side. Power and light.

### Double Garage

A separate double garage, located via a shared driveway to the right of the property, and two parking spaces in front. Power and light.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Main Street, Ash, Martock**

- Character Cottage
- Four Bedrooms
- Spacious Accommodation
- Double Garage & Workshop
- Enclosed Gardens

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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