



Symonds  
& Sampson

Stoke Road  
Martock, Somerset

# Stoke Road

Martock  
TA12 6AF

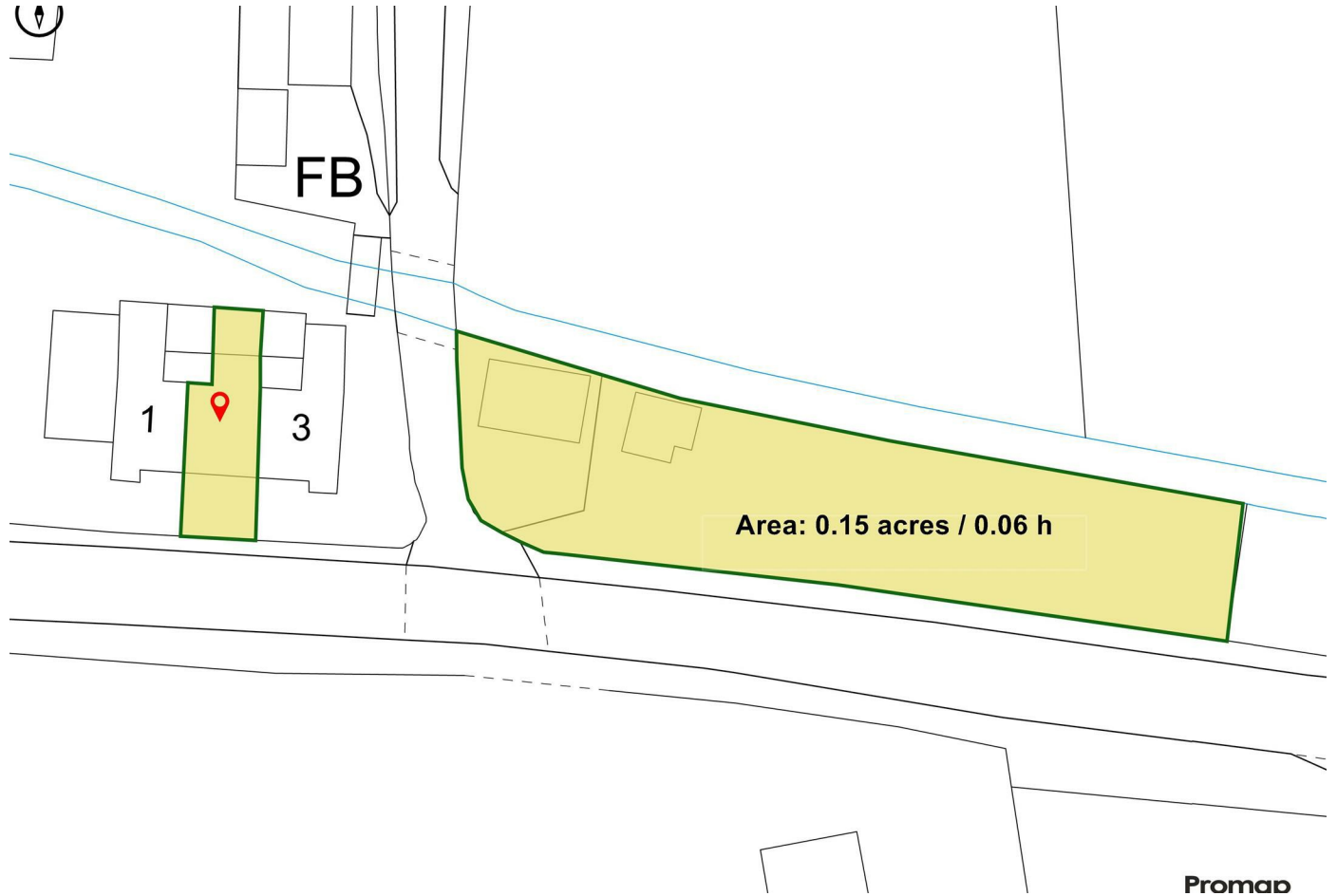
Guide Price £275,000

Freehold



- Hamstone Terraced Cottage
  - Hall
  - Sitting/dining Room
- Kitchen and separate Breakfast Room/Garden Room
  - 3 Bedrooms
  - Bathroom
- Courtyard Garden to the Rear
- Orchard Area with Detached Garage/Workshop
  - Parking
  - 0.15 Acre in Total

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Promap

## THE DWELLING

A hamstone built 3-bedroom terraced cottage with a small orchard and garden area, detached workshop/garage and store nestling on the outskirts of this small Somerset town.

## ACCOMODATION

The accommodation comprises an entrance hall, sitting room, kitchen, separate breakfast/garden room, first-floor landing, 3 bedrooms and bathroom.

## OUTSIDE

There is a rear courtyard garden with direct access to the property. Adjacent to the end of the terrace is a separate gated garden area which is laid mainly to lawn with a small fruit orchard, pleasant views and hedging. It also offers a WOODEN GARAGE/WORKSHOP, a wooden shed/summerhouse together with the potential for ample parking.

## SITUATION

Martock is a pretty, thriving village with many attractive, honey-coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of facilities including a doctor's surgery, post office, hotel & pub, dentist, supermarket, newsagent, bakers and library amongst other amenities. The recreation fields with sporting clubs including tennis courts are close to hand.

## DIRECTIONS

what3words: ///watched.speared.crispier

## SERVICES

Mains water, gas, electric. Gas-fired central heating. Private drainage - Treatment plant shared with one neighbour. All costs are shared on a 50/50 basis.

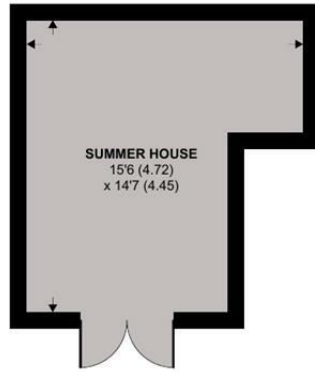
Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

The area around 2, Stoke Road, Martock, TA12 6AF has a: high risk of surface water flooding, a high risk of flooding from rivers and the sea Flood Zone 3. Our client confirms the property briefly flooded to the ground floor just covering the flooring during 2023 due to a surface water flood.

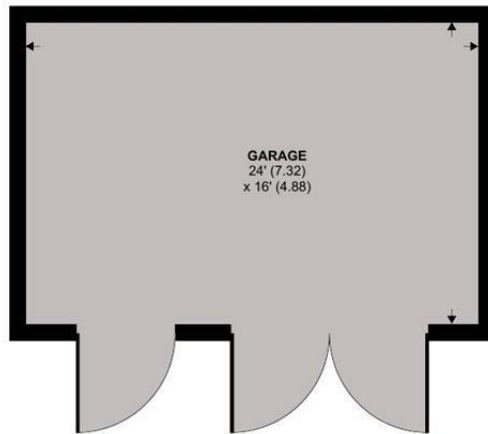
We are not aware of any nearby planning applications which may affect the property. We would ask you to make your own enquiries via the local authority website.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from 1 to 10. A rating of 10 is the most energy efficient and a rating of 1 is the least energy efficient.			
A	92-100	86	92
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy efficiency ratings, visit <a href="https://www.gov.uk/government/organisations/energy-efficiency-rating">www.gov.uk/government/organisations/energy-efficiency-rating</a>			
England & Wales			
EU Directive 2002/91/EC			



OUTBUILDING



## Stoke Road, Martock

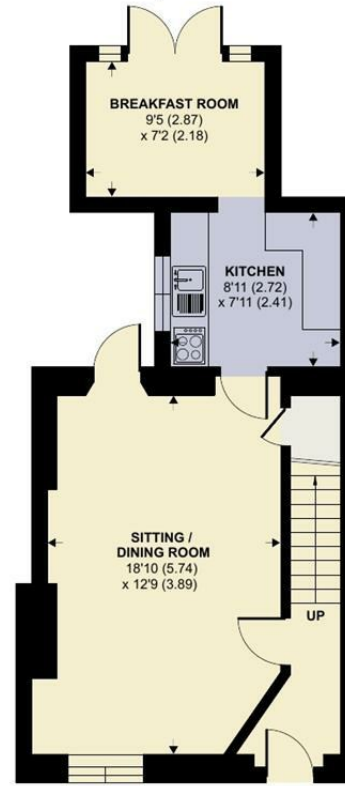
Approximate Area = 851 sq ft / 79 sq m

Garage = 384 sq ft / 35.6 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 1424 sq ft / 132.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Symonds & Sampson. REF: 1106135



YEO/SH/2024



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