

A photograph of a single-story stone house with a dark tiled roof. The house has two windows with white frames and diamond-patterned glass. A small tree stands in front of the house. To the right, a blue water butt is mounted on the wall. A grey car is parked on a cobblestone driveway. The sky is blue with some clouds.

Symonds
& Sampson

Milestones
Coat, Martock

Milestones

Coat
Martock
TA12 6AR



- Attached Chalet Style House with immaculate Gardens
 - Built of Hamstone Faced Elevations
 - Reception Hall
 - Generous Sitting Room
 - Separate Dining Room
 - Double Glazed Conservatory
 - Kitchen/Breakfast Room
- Ground Floor Bedroom and Ground Floor Bathroom
- Bedrooms 2 & 3 to the First Floor, Both En Suite
 - Bathroom

Guide Price £475,000

Freehold

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THE PROPERTY

A very well-presented chalet-style house nestling in this quiet and favoured village. The accommodation provides flexibility, good sized rooms together with lovely gardens and ample parking.

THE ACCOMMODATION

The accommodation comprises a reception hall, generous sitting room, well fitted kitchen/breakfast room, separate dining room with conservatory off, large ground floor bedroom and bathroom, first floor landing, two further bedrooms, both being en suite.

OUTSIDE

To the front of the property is a well-kept garden with mature hedging, shrubs and flower beds and borders together with a driveway providing off road parking for 2/3 vehicles. A gated entrance leads through to the rear garden.

Again, the rear garden is very well managed being mainly laid to lawn, mature shrubs, bushes and flower borders, pathways and a paved terrace together with a garden shed and oil tank store.

SITUATION

Coat is a small, pretty hamlet predominantly consisting of

attractive, honey coloured hamstone houses and cottages where strict planning controls have ensured that the village centre and the surrounding area, mainly used for dairy farming and fruit growing, have changed little in recent years. The hamlet lies about one mile North West of the larger village of Martock, one of the most attractive villages in the area.

The conservation area in Martock is centred around the magnificent parish church and there is an excellent range of facilities in the village. The larger cultural and commercial centres of Yeovil and Taunton are easily accessible by road and the quaint historic abbey town of Sherborne with its castle ruins is within easy reach. The main A303 linking London with the West Country is just a couple of miles and there are mainline railway stations at Yeovil (London Waterloo about 2½ hours) and Castle Cary (London Paddington about 95 minutes).

SERVICES

Mains electricity, drainage and water. Oil-fired central heating via radiators.

Broadband - Ultrafast broadband is available. 250MB
Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom <https://www.ofcom.org.uk>)

DIRECTIONS

What 3 words: ///maximum.discloses.decide

MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: E



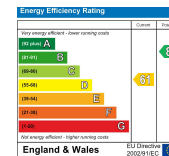
Milestones, Coat, Martock

Approximate Area = 1586 sq ft / 147.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1251976



YEO/SH/24.02.2025



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