

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

Offers Over £450,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



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



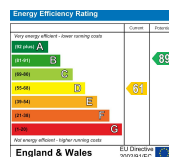
Milestones, Coat, Martock

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



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT