



The Bucketts



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7 The Green, Martock, Somerset, TA12 6NE

A303 1½ miles. South Petherton 2½ miles. Yeovil, Crewkerne and Somerton 7 miles.

A deceptively spacious Grade II listed cottage with enclosed gardens, allocated parking space to the front of the property, quietly tucked away yet within the heart of this popular village. EPC Exempt Grade II listed.

- Walking distance of the shops
- Sitting Room and Dining Room
- Utility room and Bathroom
- Enclosed Gardens
- Freehold
- Hallway and Side Room
- Kitchen/Diner with pantry
- Three Bedrooms
- Allocated Parking Space
- Council Tax Band D

Guide Price £415,000

SITUATION

The Bucketts is situated within the heart of this popular village, close to the Market House and Pinnacle and overlooking The Green. The centre of the village is made up of handsome Hamstone properties including the church of All Saints. The village is a thriving local community with a good selection of local shops and businesses, including a selection of pubs, hotel, post office, small supermarket, bakery and butchers. A range of health services including doctor's surgery, dentist and pharmacy, also a veterinary surgery. There is also excellent sporting recreational facilities including Martock Recreational Ground and all weather tennis courts. The A303 is within 1 ½ miles with Somerton and Crewkerne 7 miles and Yeovil a similar distance offering an excellent range of shopping, recreational and scholastic facilities together with a mainline rail link to London Waterloo.

DESCRIPTION

The Bucketts comprises a Grade II listed terraced cottage quietly tucked away yet within the heart of this sought after village. The cottage is constructed principally of Hamstone and contained beneath a slate and tiled roof. The property benefits from deceptively spacious accommodation benefitting from gas fired central heating, run from the Rayburn. There are many fine features including flagstone flooring, picture and dado rails, together with ceiling roses. There are two reception rooms, one with an open fire and one with a log burning stove, together with a small side room leading to the garden. Spacious kitchen/diner with adjoining utility and bathroom. On the first floor can be found three bedrooms, accessed from two separate staircases. Outside the cottage enjoys delightful private gardens.



ACCOMMODATION

Entrance porch with flagstone floor and glazed door to entrance hall, again with flagstone flooring, dado rail, thermostatic controls for central heating and stairs rising to the first floor with cupboard under. Small side room with flagstone flooring, shelving and glazed French doors to garden. Delightful front sitting room with an open Victorian tiled cast iron fireplace with over mantle. Ceiling rose, picture rail and window shutters. To the rear of the hallway can be found the dining room with a beautiful Hamstone fireplace log burner (not included), with wooden mantle and flagstone hearth. Sash window and cast iron radiator. Opening leading to Kitchen/diner centred on a gas fired Rayburn for cooking, hot water and central heating purposes. Belfast sink with wooden drainer, with adjoining worktops and mixer tap over. Further range of worktops with numerous cupboards and drawers beneath, two burner gas hob and space for dishwasher and fridge/freezer. Quarry tiled floor, walk in pantry with tiled floor, two side windows and shelving together with electric light. Staircase rising to bedroom three and glazed door leading to the utility room with large Belfast sink with adjoining worktop with space for washing machine. Slate tiled floor, glazed French doors to garden and adjoining wood panelled bathroom with roll top enamel bath, high level WC and Large Victorian style pedestal basin.

On the first floor is a landing area with small roof light and trap access to roof void. Bedroom one has stone mullion windows, together with a cast iron fireplace and radiator. On the opposite side of the landing, bedroom two has a cast iron fireplace with recessed shelving, exposed floorboards and further recessed area with shelving and hanging rail. Trap access to roof void and cast iron radiator.

Bedroom three is located at the top of the second flight of stairs leading off the kitchen with sloping eaves, exposed beams and trap access to roof void. Built in airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving and two further cupboards with shelving.

OUTSIDE

The property is approached through a wrought iron gate with pathway leading to the front door. The front garden is protected by wrought iron railings with a low maintenance cottage garden, a haven for wildlife with various shrubs and climbing plants to the front elevation. To the rear of the property is a good sized garden which is fenced and walled giving much privacy. There is a small side courtyard with various climbers, cold water tap and bin storage area. The rear garden has been beautifully cottage landscaped with raised shaped flower and shrub borders, wildlife friendly with herbaceous perennial borders together with various stone paved seating areas.

It is understood that the property has the use of one parking space within the private road, immediately outside the cottage, which is for residents parking only.

SERVICES

All mains services are connected. Gas fired central heating.
Flood Risk Status : Very low risk (environment agency)
Broadband availability : Standard, Superfast and Ultrafast (ofcom)
Mobile availability : EE, Three, O2 and Vodafone

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

Between South Petherton roundabout and Cartgate, take the exit to Martock and enter the village via Stoke Road. Having passed the recreational ground on your left hand side, at the small roundabout continue straight over into Church Street, bearing sharp right by the church. Continue along here to The Pinnacle, turning right passing in front of the White Hart Hotel and post office, whereupon 7 The Green will be seen immediately on the left hand side and clearly identified by our For Sale Board.

AGENTS NOTE

There is an area of flying freehold above the entrance hall.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01935 475000 or via email lettings@stags.co.uk



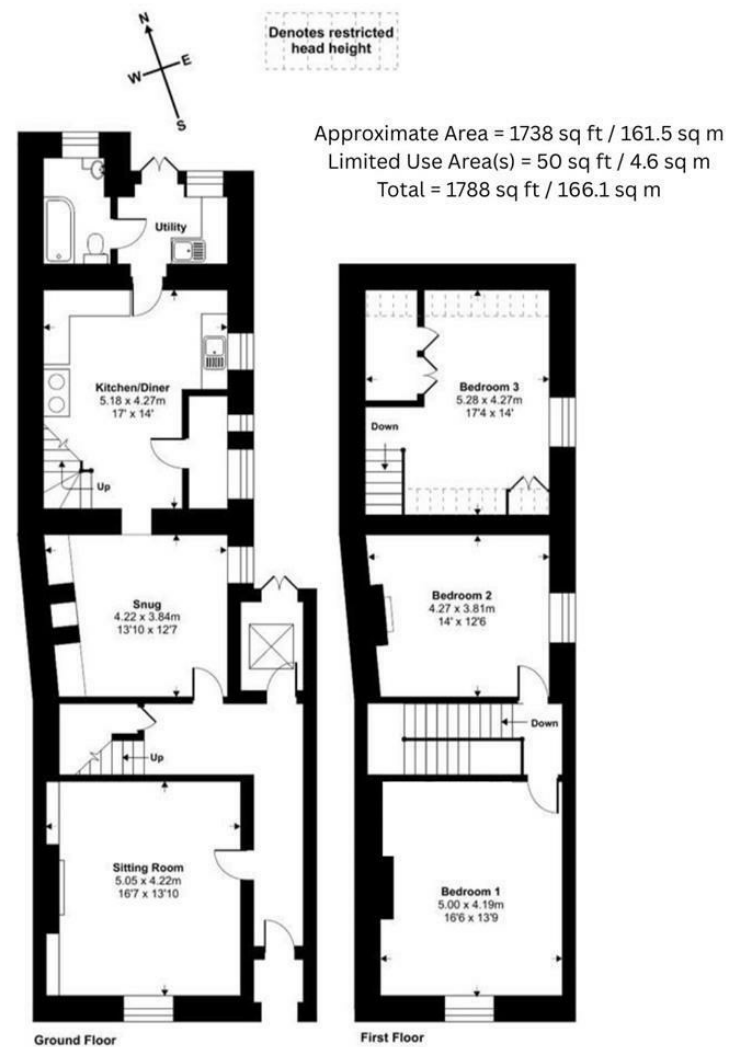
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