



DERBYSHIRE'S
— *Village and Country* —

23 Coat Mead, Martock, Somerset,
TA12 6FU

Available with no onward chain - A recently (May 2022) finished house on the popular Coat Grove development in Martock. Immaculately presented throughout, the house comprises: Entrance hall, cloakroom, sitting room, kitchen/dining room, 3 bedrooms, family bathroom, front and rear gardens and a driveway with ample parking.

The village of Martock has a good range of local facilities including a Co-op supermarket, village pub and primary school rated Good by OFSTED. The village is close to the A303 and a more comprehensive range of supermarkets, shops and leisure facilities can be found in Yeovil, just 7 miles away.



- COMPLETED IN MAY 2022 WITH 8 1/2 YEARS REMAINING OF THE WARRANTY
- MODERN HOUSE
- SITTING ROOM
- KITCHEN/DINING ROOM
- CLOAKROOM
- 3 BEDROOMS
- BATHROOM
- DRIVEWAY WITH PARKING
- EV CHARGER, AMTICO FLOORING, INTEGRAL APPLIANCES.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		96	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B	83		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

23 Coat Mead, Martock, Somerset, TA12 6FU
Guide Price £275,000

TO THE FRONT

To the front is a private piece of garden and flower border. There is a tarmac driveway to the side of the house with ample parking for at least 3 cars. A gate provides access to the rear garden.

ENTRANCE HALL

Door to the front, 1 x radiator.

CLOAKROOM

WC, pedestal basin, 1 x radiator, extractor fan.

SITTING ROOM

14'5" x 12'1" (4.4m x 3.7m)

Window to the front, Amtico flooring, stairs to the 1st floor landing, TV and telephone points, under stairs cupboard, 1 x radiator.

KITCHEN/DINING ROOM

15'5" x 9'2" (4.7m x 2.8m)

Window and French doors to the rear garden, Amtico flooring, a modern fitted kitchen with a good range of built in wall and base storage units, integral electric oven, 4 ring hob, hood, dishwasher, fridge/freezer, washing machine/tumble dryer. Space for a good sized dining table, 1 x radiator.

1ST FLOOR LANDING

Hatch to the loft, 1 x radiator.

BEDROOM 1

12'9" x 8'2" (3.9m x 2.5m)

Window to the rear, 1 x radiator.

BEDROOM 2

10'9" x 8'10" (3.3m x 2.7m)

Window to the front, 1 x radiator.

BEDROOM 3

8'10" x 6'6" (2.7m x 2m)

Window to the rear, 1 x radiator.

BATHROOM

Window to the front, bath with shower over and shower door, WC, pedestal basin, built in storage cupboard, heated towel rail, extractor fan.

GARDEN

A paved patio leads out from the dining space and up to a lawn with flower border and paved path to the timber shed. A gate provides access to the driveway and front of the house.

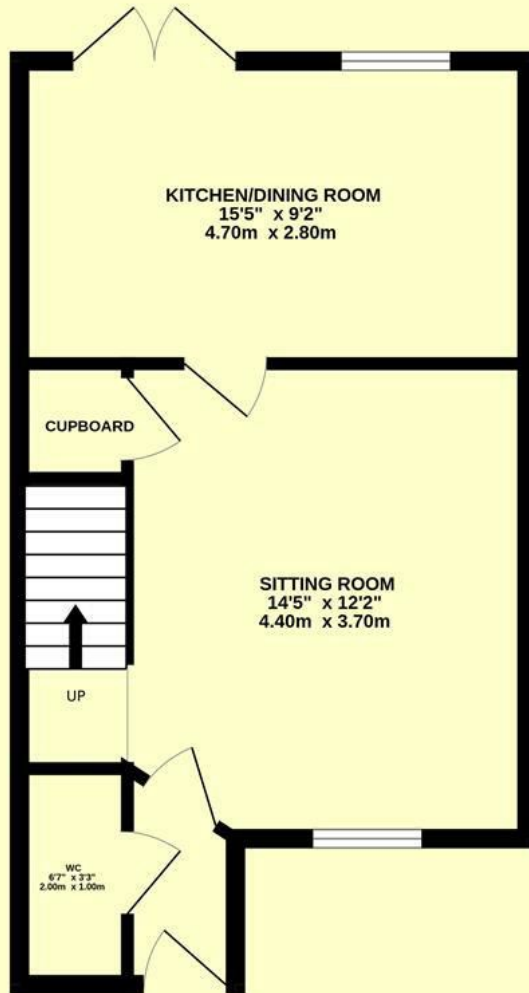
LOCAL AUTHORITY

Somerset Council - Band C.

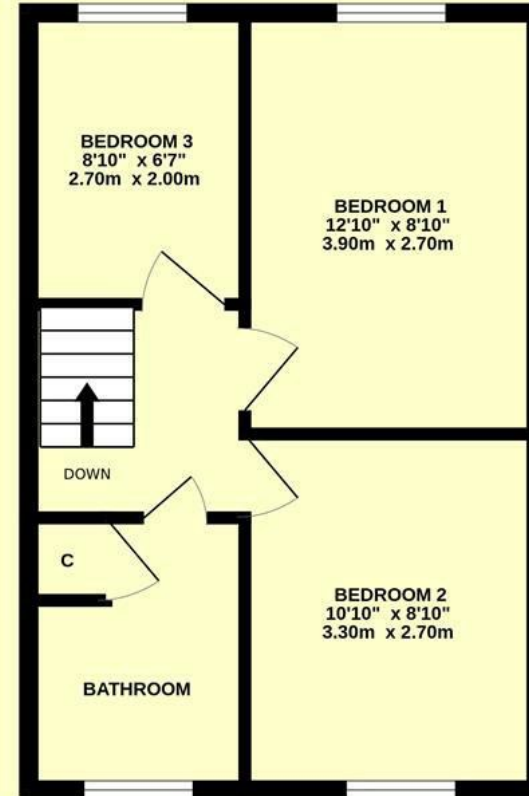
SERVICES

Mains gas, water, electricity and drainage are connected to the property. There is an EV charging point on the driveway.

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

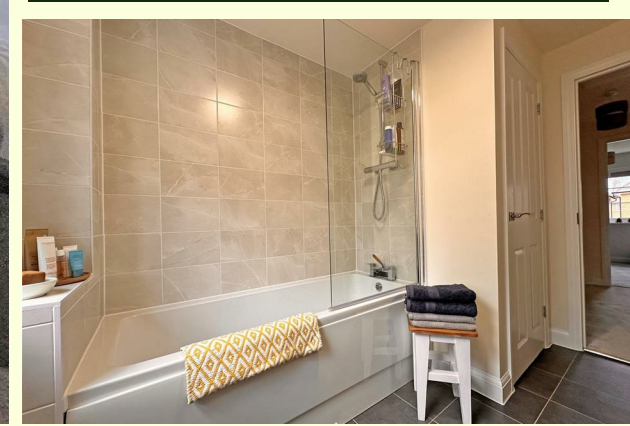


TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -
The best way to find the property is by using
What 3 Words - what 3 words -
[///senders.runs.meatball](https://www.google.com/maps/@52.1111111,0.1111111,15z)





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