



Old Market, Martock, Somerset, TA12 6DU, TA12
6DU

Guide Price £375,000

Freehold

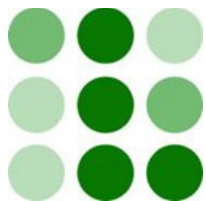
A well presented and very well proportioned four bedroom detached family home set in this popular village location. The home benefits from gas central heating, double glazing, cloakroom, en-suite to main bedroom, enclosed rear garden, garage and off road parking.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



6 Old Market, Martock, Somerset, TA12 6DU



- A Well Presented & Well Proportioned Four Bedroom Detached Family Home
- Popular Village Location
- Gas Central Heating
- Double Glazing
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Garage
- Off Road Parking
- Internal Viewing Advised To Appreciate The Size of The Home

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

Accommodation Comprises

Frosted double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Coved ceiling. Laminate flooring. Stairs up to the Landing. Doors to the Cloakroom & Lounge.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Tiled floor. Frosted UPVC double glazed window, front aspect.

Lounge 6.40 m x 3.70 m (21'0" x 12'2")

Built in electric fireplace. Two radiators. TV point. Dado rail. Laminate flooring. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed double opening doors to the rear garden. Door to the Kitchen.

Kitchen 4.29 m x 3.00 m (14'1" x 9'10")

Well fitted kitchen comprising inset single drainer, 1 1/2bow sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob. Wall mounted cupboards. Laminate flooring. Wall mounted Worcester boiler. Radiator. Space for table & chairs. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the outside.

Landing

Built in airing cupboard which houses the hot water tank. Hatch to loft space. Doors to all Bedrooms & Bathroom.

Bedroom One 3.51 m x 2.79 m (11'6" x 9'2")

Radiator. UPVC double glazed window, front aspect. Door to the En-Suite.

Bedroom Two 3.00 m x 2.79 m (9'10" x 9'2")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 3.51 m x 2.49 m (11'6" x 8'2")

Radiator. UPVC double glazed window, front aspect.

Bedroom Four 2.69 m x 2.01 m (8'10" x 6'7")

Radiator. Laminate flooring. UPVC double glazed window, rear aspect.

Family Bathroom 2.01 m x 1.85 m (6'7" x 6'1")

White suite comprising bath with wall mounted mixer tap shower attachment, tiled surround. Wall mounted vanity sink unit. Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Outside

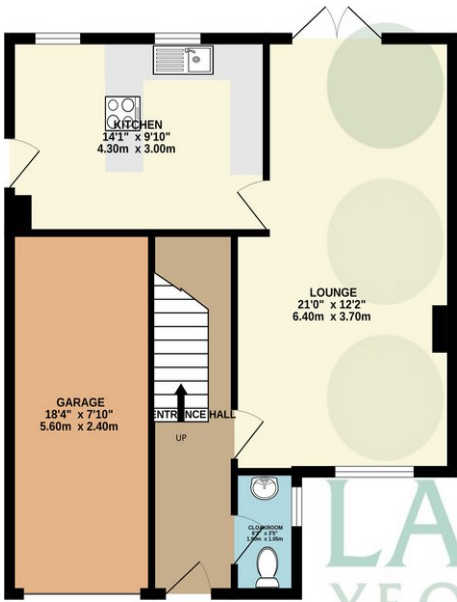
To the rear there is a nice enclosed rear garden that comprises of a paved patio area. Outside tap. Outside light. Lawn area. Gravelled section. Timber garden shed. The garden is bounded by fencing, paved path leads down the side of the house where a timber gate provides access from the front.

To the front there is a lawn area with shrubs in situ. Tarmac drive provides off road parking and access to the **Garage - 5.60m (18'4") x 2.40m (7'10")** - Up & over door, power & lighting in situ, plumbing in place for washing machine. Outside light.

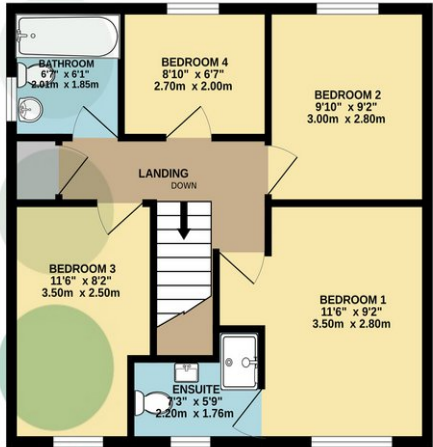


6 Old Market, Martock, Somerset, TA12 6DU

GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



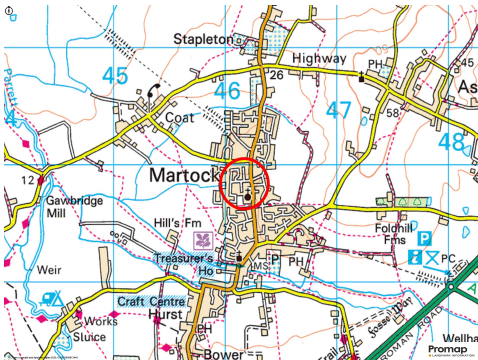
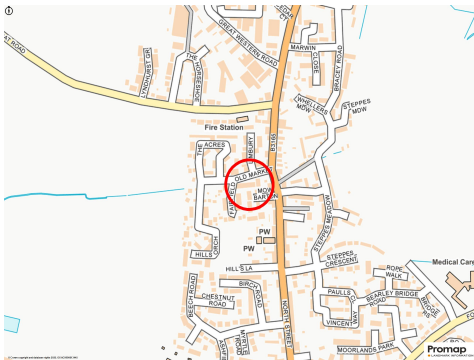
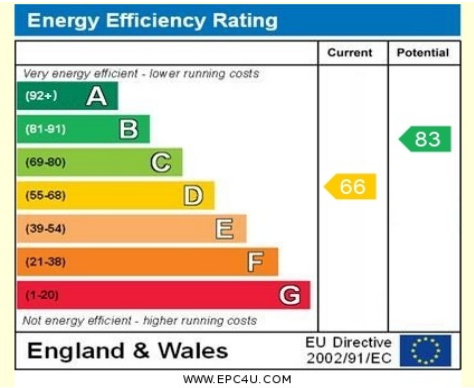
1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



LACEYS
YEOVIL LTD

TOTAL FLOOR AREA : 1142sq.ft (106.1 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.
Made with Metropix ©2025



Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- *Council Tax Band* - D
- *Asking Price* - Guide Price £375,000
- *Tenure* - Freehold
- Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>
- Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Part B

- *Property Type* - 4 Bedroom Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in the Kitchen, hot water tank located in the airing cupboard on the Landing.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Integral Garage & Driveway.

Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; No trade, manufacture or business whatsoever. To be used as a private dwellinghouse by a single family only. No animals or birds other than the usual domestic animals or caged birds shall be kept upon the Property. *More covenants in place refer to your solicitor
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding each year as between 1% and 3.3%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12/06/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.