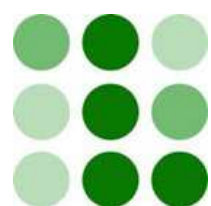




Owl Cottage, 15 Bower Hinton, Martock, Somerset, TA12 6JY

Guide Price £220,000
Freehold

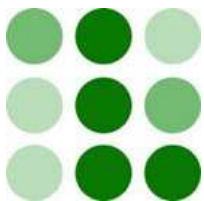
This most interesting semi-detached cottage offers immense charm and character throughout with the added benefit of a garage 1 of 3, private access via house next door. The accommodation includes an entrance hallway, sitting room, kitchen/dining room and a conservatory whilst on the first floor there are two double bedrooms, a single room and the family bathroom. To the rear there is a conservatory and a low maintenance courtyard garden. Offered for sale with no onward chain.

 **LACEYS**
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Owl Cottage, 15 Bower Hinton, Martock, Somerset, TA12 6JY



- Semi-Detached Cottage
- Garage With Power
- No Forward Chain
- Three Bedrooms
- Full Of Charm & Character
- Sitting Room With Feature Fireplace
- Kitchen/Dining Room
- Conservatory
- Rear Courtyard Garden

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 425115**.

The **ACCOMMODATION** comprises:

Sitting Room 4.03 m x 3.63 m (13'3" x 11'11")

With a Hamstone fireplace and inset electric wood burner style fire providing an impressive focal feature to the room. Secondary glazed mullion windows overlook the front of the property. There is a ceiling light point and a radiator. A large opening leads to the dining area.

Kitchen/Dining Room 5.55 m x 2.73 m (18'3" x 8'11")

A good size room offering a selection of wall, base and drawer units with work surfaces above. There is an waist height built in oven, gas hob, space for a fridge/freezer and a cupboard housing the space for the washing machine. The wall mounted gas boiler can be found in here and the stainless steel sink with mixer tap is conveniently situated under the rear facing window. There is ample space for a dining table and chairs with a window overlooking the conservatory and a door providing access. There is a radiator, an enclosed ceiling lamp and a strip light.

Conservatory 3.14 m x 2.22 m (10'4" x 7'3")

A pleasant additional space to look over the garden through the double glazed window overlooking the garden and a door providing access. There is a power point.

First Floor Landing

Doors open to all three bedrooms and the bathroom. There is a ceiling light point and access is available to the loft.

Bedroom One 3.60 m x 2.98 m (11'10" x 9'9")

A sizeable double bedroom offering extensive fitted wardrobes. There is a sink, a radiator and a double glazed window overlooking the front of the property.

Bedroom Two 2.98 m x 2.73 m (9'9" x 8'11")

The second bedroom is also a double room with a fitted storage cupboard, sink with cupboard beneath and a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point.

Bedroom Three 2.64 m x 2.47 m (8'8" x 8'1")

The third bedroom is a single room and currently laid out as a craft room. There is a useful storage cupboard, a radiator and a ceiling light point.

Family Bathroom

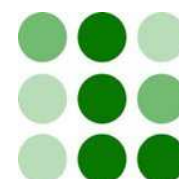
Fitted with a coloured suite comprising panel enclosed bath with mixer tap and shower attachment, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, an airing cupboard, ceiling light point and a radiator.

Outside

The property sits nicely back from the road behind an attractive stone wall with gated access leading to the front door. There is a raised planted bed with paved surround whilst to the rear the fully enclosed courtyard garden is mostly paved with a large planted bed which is well stocked with mature shrubs and bushes. There is gated side access.

Garage

The single garage with power is 1 of 3, private access via the house next door.



Material Information applicable in all circumstances

Material Information. In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - D
- Asking Price - Guide Price £220,000
- 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

Material Information to assist making informed decisions

- Property Type -Semi Detached
- 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
- Sewerage -Mains
- Heating -Mains Gas Central Heating- boiler-kitchen. Tank in Bathroom AC.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Garage- The single garage has power and is 1 of 3 with private access via the house next door.

Material Information that may or may not apply

- 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.

Material Information that may or may not apply continued

- 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.
- Current Flood Risk - According to the Environment Agency's website the property is at low risk of surface water flooding and very low risk of river and sea flooding. 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) -E

Other Disclosures

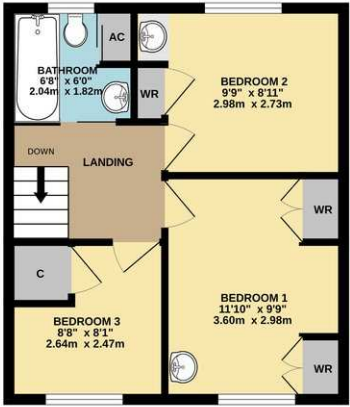
This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase. The property is located in a conservation area.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 30/08/2025. 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.

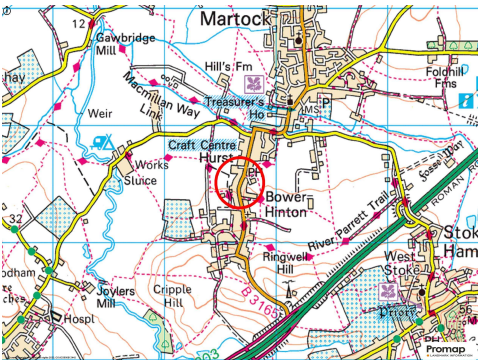
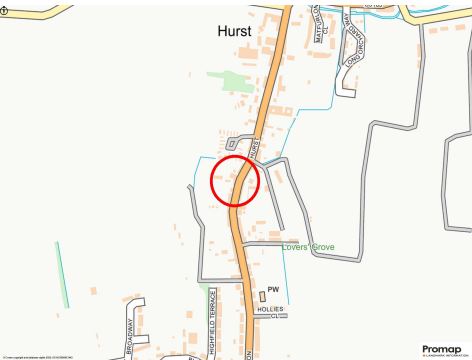
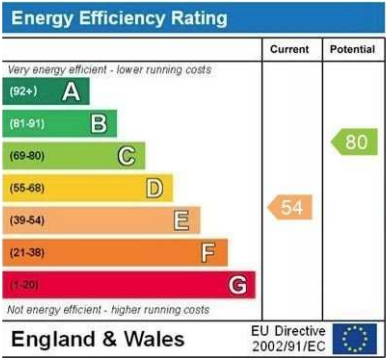
GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 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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Please Note
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