



Property Location

Located just outside of the village of Martock at Parrett Works, this cottage benefits from its convenience stores, pubs and doctors' surgery plus schools. The busy market towns of Yeovil and Crewkerne are short drives away.

3 Parrett Cottages, Parrett Works, Martock, Somerset, TA12 6AE

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft

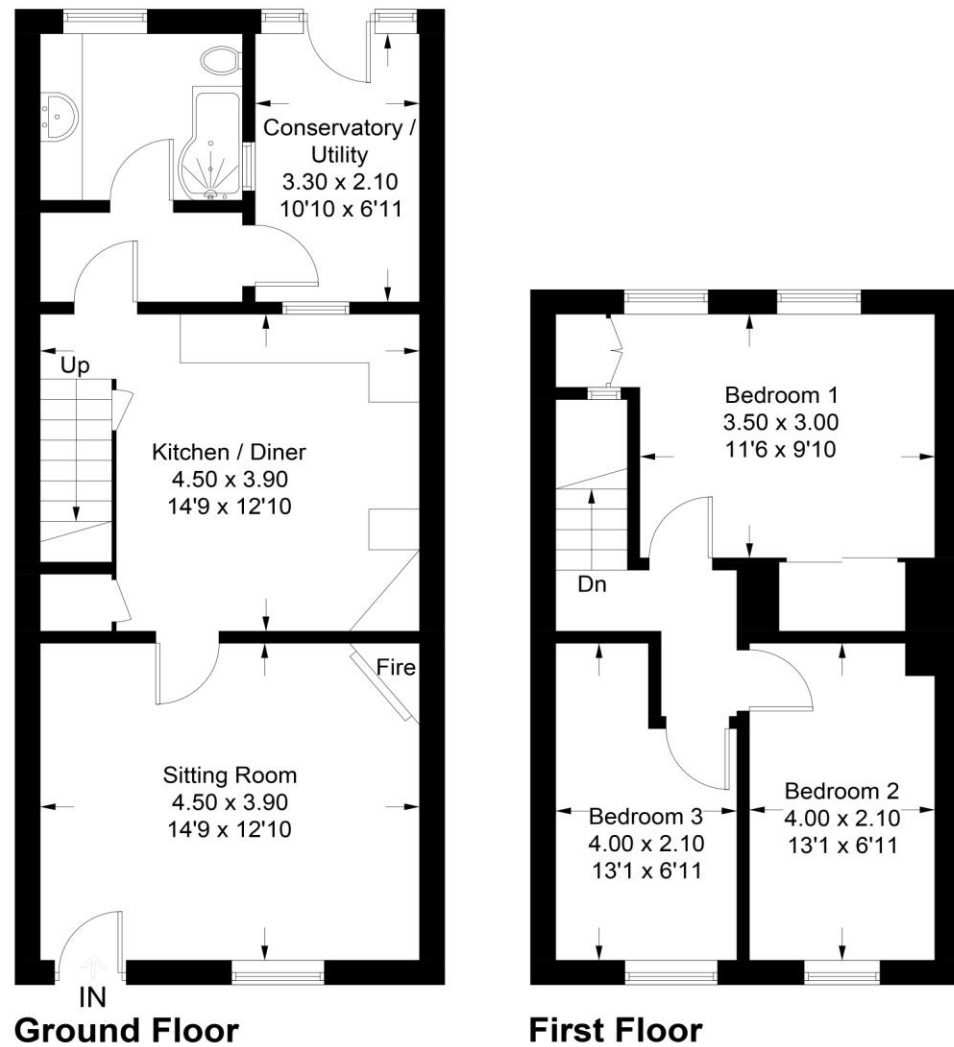


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075030)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Parrett Cottages, Martock

Asking Price Of £295,000



3 Parrett Cottages
Martock
TA12 6AE

Key features:

- Period Cottage
- Grade II Listed
- Large South-Facing Garden
- Gas Central Heating
- Wood-Burning Stove
- Plenty of Storage
- Large Kitchen-Diner
- Original Period Features
- Chain Free



Why you'll like it

Fantastic period terraced stone cottage in a rural area just outside of the bustling village of Martock in South Somerset. Previously part of a rope-workers factory, built in 1856, this is now a spacious 3-bedroom home with a large south-west-facing garden, off road parking, gas central heating and wood-burning stove. Early viewing recommended!

SITTING ROOM 14' 9" x 12' 9" (4.5m x 3.9m) From the front lane, the wooden front door opens into the large sitting room. Large ornate wood-burning stove (in full working order) and radiator. Neutral decor and carpet. Single glazed wood-framed window to the front.

KITCHEN/DINER 14' 9" x 12' 9" (4.5m x 3.9m) Large kitchen with plenty of space for a family dining table to sit around at the centre! Striking original wooden wall where the staircase rises to the first floor with large under-stair cupboard. The fitted kitchen is cream with brushed chrome bar handles and a black work-surface. Spaces for dishwasher and cooker, with fitted extractor fan. Cream tiled flooring, neutral decor with white tiled kitchen walls. Single glazed window to the rear utility area. Radiator.

REAR HALL Small but useful hallway between the kitchen and bathroom to the rear with space for shoes/boots/coats. Wooden door opening into the conservatory/utility area.

BATHROOM Good-sized bathroom with modern white suite of WC, basin set in fitted furniture and pear-shaped bath with shower above. The furniture has plenty of cupboard and counter space. Two single glazed windows to the side and rear. Dark grey ceramic tiled floor and lighter grey decor and wall tiles. Corner cupboard housing the Worcester gas combi boiler. Extractor fan, shaving light and radiator.

CONSERVATORY/UTILITY 10' 9" x 6' 10" (3.3m x 2.1 m) Extremely useful space to the rear with Perspex roof and wooden door and glazing to the rear garden. Concrete flooring and brick walls. Plumbing for washing machine.

STAIRS AND LANDING Carpeted stairs rising to the first floor landing. Neutral decor. Loft hatch.

BEDROOM ONE 11' 5" x 9' 10" (3.5m x 3m) Good-sized double bedroom with two single glazed windows overlooking the rear garden. Two built-in wardrobes. Feature wall-paper and dark blue decor. Light brown carpet. Radiator.

BEDROOM TWO 13' 1" x 6' 10" (4m x 2.1m) Double bedroom with single glazed window to the front. Feature wall with cream and green decor. Light brown carpet. Radiator.

BEDROOM THREE 13' 1" x 6' 10" (4m x 2.1m) Good sized single bedroom with single glazed window to the front. Pale blue and cream decor. Light brown carpet. Radiator.

OUTSIDE The rear garden is south-west-facing, large and well-maintained. There are lawn and patio areas, with mature borders including beautiful flowering shrubs such as buddleia. A mature apple tree adds central height. To the end of the garden there are two wooden sheds, and a gate to the private parking area which gives space for 2 cars. There is a right of access to the neighbouring terraced properties across the rear garden between the patio and lawn areas.

