



North Street, Martock, Somerset, TA12 6ER

Guide Price £260,000

Freehold

This deceptively spacious end of terrace cottage has been tastefully modernised by the current owner and seamlessly combines many traditional character features with modern day convenience, albeit with a slight contemporary twist. As you enter the property the open hallway leads through to the rear living room with a door opening to the cosy front reception room with wood burning stove. The recently fitted kitchen can be found to the rear along with the well equipped bathroom which also acts as a utility space with space for a washing machine. On the first floor there are two good size bedrooms, the larger of which benefits from a recently fitted shower room. Unlike many properties of this age this home features off street parking and an attractive side and rear garden.

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115 North Street, Martock, Somerset, TA12 6ER



- End Of Terrace Cottage
- Tastefully Renovated
- Two Good Size Bedrooms
- Newly Fitted Kitchen
- Two Reception Rooms
- Wood Burning Stove
- Parking
- Garden
- Ground Floor Bathroom & First Floor Shower Room (En-Suite)

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:

Entrance Hallway

As you enter the property you are greeted with an entrance hallway which is open plan with the rear reception room. There is radiator, spot lighting and a door opening to the front reception room.

Sitting Room 3.38 m x 2.87 m (11'1" x 9'5")

A charming room with a double glazed bay window overlooking the front of the property and an attractive fireplace with wooden mantel and an inset wood burning stove providing a nice focal feature to the room. There is a ceiling light point and a radiator.

Rear Reception Room 4.45 m x 3.72 m (14'7" x 12'2")

A sociable space which currently feels like the hub of this home being centrally positioned between the sitting room and kitchen. This room would equally make a nice dining room and has stairs leading to the first floor landing with a cupboard beneath, shelving to recessed areas, a radiator and spot lighting. An opening leads to the kitchen.

Kitchen 2.97 m x 2.79 m (9'9" x 9'2")

Fitted with a good selection of base and drawer units with slim line work surfaces above. There is an undermount sink with mixer tap and built in drainer, a built in oven and an inset hob with extractor fan above. Space is available for a fridge/freezer. Solid wood shelves complete the look with double glazed windows overlooking the rear and side garden. There is ceiling mounted electric heater, recessed spot lighting and doors which open to the garden and ground floor bathroom.

Bathroom

The well equipped family bathroom is fitted with a shower bath with screen to side, water fall effect mixer tap and a thermostatically controlled rainfall style shower with handheld attachment. There is a low level WC, vanity wash basin and space for a washing machine with work surface above. There is a built in cupboard, heated towel rail, recessed spot lighting and an extractor fan. An obscured double glazed window faces the rear.

First Floor Landing

A double glazed window overlooks the side of the property and there is a recessed spot light. Doors open to both bedrooms.

Bedroom One 4.52 m x 3.77 m (14'10" x 12'4")

A generous double bedroom with a built in wardrobe, a radiator and a ceiling light point. A double glazed window overlooks the front of the property and a door opens to the en-suite shower room. A further door opens with a ladder/steep steps leading to the attic.

En-Suite

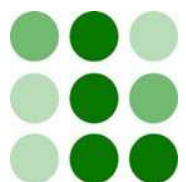
Fitted with a low threshold walk in shower with glass screens, rainfall style head and hand held attachment, a low level WC and a vanity wash basin. There are recessed spot lights, an extractor fan, heated towel rail and a shaver point.

Bedroom Two 2.93 m x 2.84 m (9'7" x 9'4")

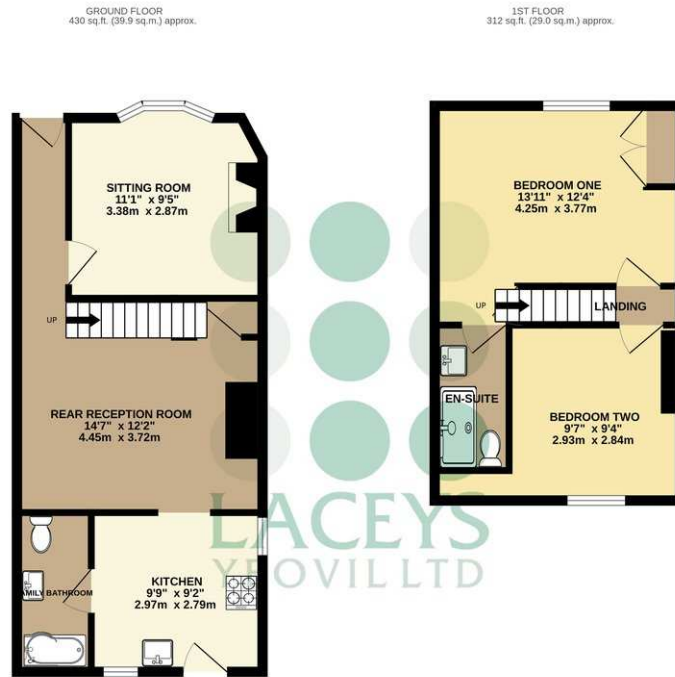
A small double room with a slim recess offering storage. A double glazed window overlooks the rear garden. There is a radiator and a ceiling light point.

Outside

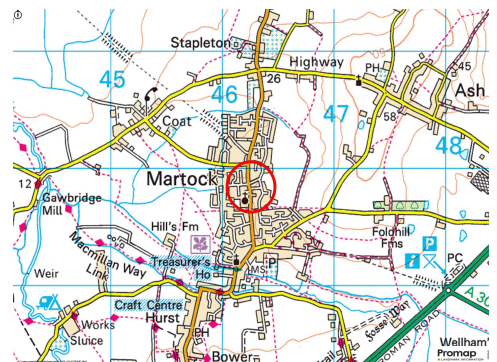
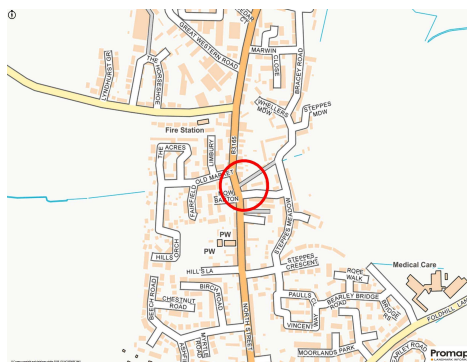
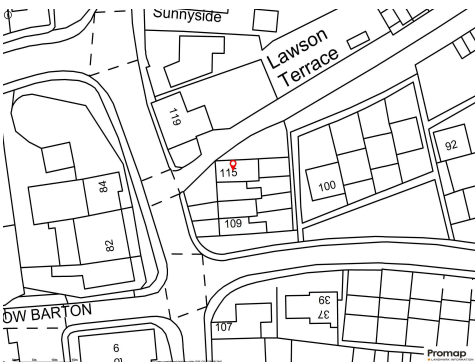
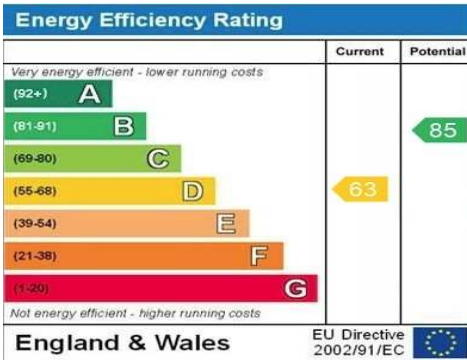
The property sits nicely back from the road behind a brick wall and a shared entrance gate leading to pathway flanked by shingle. To the rear the garden has been designed with ease of maintenance in mind with a patio area adjacent to the house and areas of lawn and shingle. The patio continues to the side of the property where there is a further area of shingle, a bin/log store and a good size shed. Gated access leads to the parking area with plenty of space for two vehicles.



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TOTAL FLOOR AREA: 742 sq. ft. (68.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This does not constitute a contract. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.
 Made with Maprogen ©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 Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - B
- Asking Price - Guide Price £260,000
- 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 - End Of Terrace 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
- Sewerage - Mains
- Heating - Mains Gas Central Heating
- 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 - Off Street Parking for circa two vehicles.

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.

Restricted Covenants include;

Documents currently awaited from land registry. Please contact the agent for further information.

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 high risk of surface water flooding- according to our seller they are not aware of any previous flooding history. The property is at 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) -D

Please Note

The property is Registered at Land Registry as "Freehold", under what's termed a "Qualified Title" as opposed to an "Absolute Title". We're advised that the property was formerly Leasehold under a Lease dated 1 February 1840 for 1000 years at the rent of a peppercorn, but this Lease was not available at first registration. The current vendor took out two Indemnity Policies, "Defective Title Insurance" and "Deed of Enlargement Insurance" when purchasing the property, which enabled him to secure a mortgage. We would recommend enquiring with your solicitor and lender regarding the above prior to entering into a purchase. Should you wish to view the documentation we have available or would like to contact us directly for any further questions please do not hesitate to do so.

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 06/03/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.