

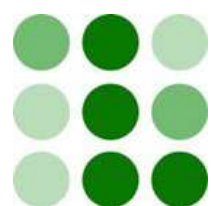


Main Street, Ash, Martock, Somerset, TA12 6PB

Guide Price £395,000

Freehold

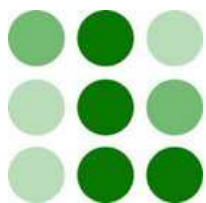
A well proportioned three bedroom detached family home set in this popular village location. The home benefits from gas central heating, UPVC double glazing, cloakroom, four piece bathroom suite, enclosed rear garden enjoying good privacy, larger than average garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
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Field House, 55a, Main Street, Ash, Martock,
Somerset, TA12 6PB



- A Well Proportioned Three Bedroom Detached Family Home
- Popular Village Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Four Piece Bathroom
- Enclosed Rear Garden, Enjoying Good Privacy
- Larger Than Average Garage
- Off Road Parking For Multiple Vehicles
- No Onward Chain

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 UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Tiled floor. Coved ceiling. Doors to the Cloakroom & Lounge.

Cloakroom

Comprising low flush WC. Vanity sink unit. Tiled floor. Frosted UPVC double glazed window, front aspect.

Lounge 6.63 m x 5.46 m (21'9" x 17'11")

Built in open fireplace, brick surround, tiled hearth. TV point. Two radiators. Phone point. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed sliding patio doors to the Rear Garden. Stairs up to the Landing. Door to the Kitchen/Diner.

Kitchen/Dining Area 8.51 m x 3.86 m (27'11" x 12'8")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surfaces with a good range of cupboards & drawers below. Recess for range (disconnected at present). Built in oven & hob, with extractor over. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Central island unit. Tiled floor (Kitchen section). UPVC double glazed window, rear aspect. Glazed door to the Sun Room.

Dining Area - Space for table & chairs. Radiator. Laminate flooring. UPVC double glazed, front aspect.

Sun Room 6.30 m x 1.96 m (20'8" x 6'5")

Tiled floor. Doors to the Rear Garden & Garage.

Landing

Hatch to loft space. UPVC double glazed window, rear aspect with outlook. Doors to all Bedrooms & Bathroom.

Bedroom One 5.46 m x 3.67 m (17'11" x 12'0")

Lovely sized dual aspect room. Two sets of built in double fronted wardrobes. Two radiators. Coved ceiling. Inset ceiling spotlights. UPVC double glazed windows, front & rear aspects, outlook to the rear aspect.

Bedroom Two 3.86 m x 2.46 m (12'8" x 8'1")

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Three 2.92 m x 2.87 m (9'7" x 9'5")

Radiator. Built in airing cupboard, Ideal combi boiler in situ. Coved ceiling. UPVC double glazed window, rear aspect with outlook.

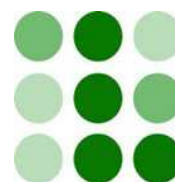
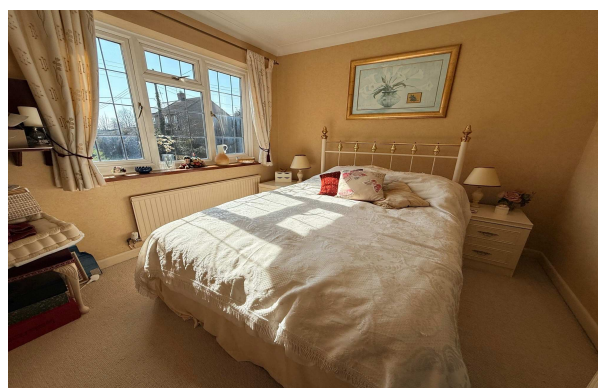
Bathroom 2.80 m x 2.45 m (9'2" x 8'0")

White four piece suite comprising double width shower cubicle with a wall mounted shower in situ, tiled surround. Bath with mixer tap shower attachment, panelled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Tiled floor. Tiled walls. Extractor fan. Spotlights. Frosted UPVC double glazed window, front aspect.

Outside

To the rear of the home there is a lovely enclosed garden that enjoys a good degree of privacy. The garden comprises of a lower level patio area, which is bordered by flowerbeds and a rockery. Outside light. Steps lead up to the main lawn area, further paved seating area. The garden is bounded by fencing, timber gate provides side access from the front of the house.

To the front there is a lawn area with mature shrubs & plants in situ. Gravelled drive provides off road parking for multiple vehicles and access to the larger than average **Garage - 5.79m (19') x 2.94m (9'8")** - Up & over door, power & lighting in situ. The front garden is bounded by walling with two five bar wooden gates providing access.

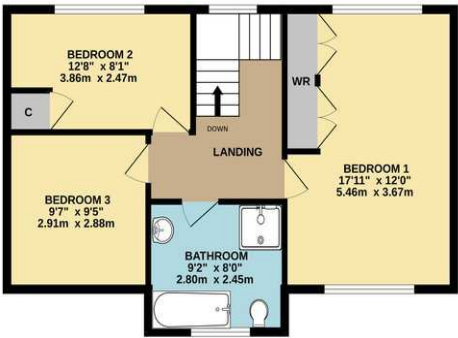


Field House, 55a, Main Street, Ash, Martock, Somerset, TA12 6PB

GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.

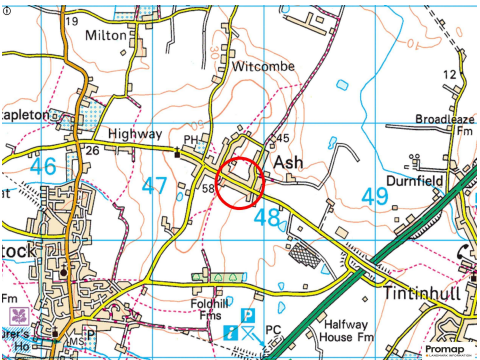
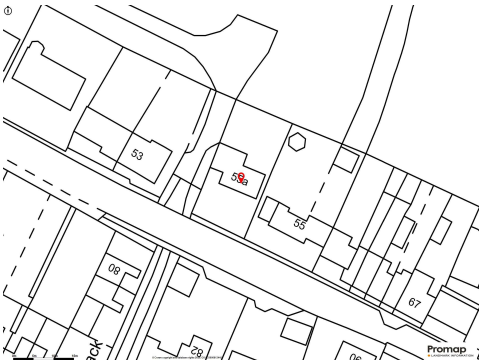
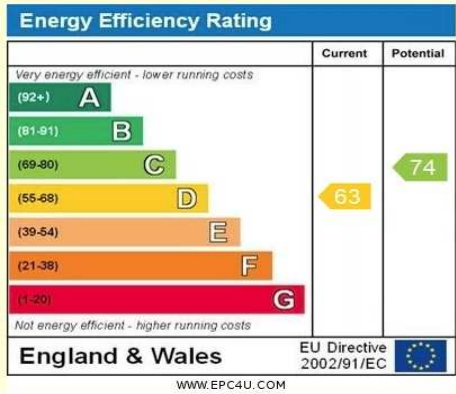


1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - E
- *Asking Price* - Guide Price £395,000
- *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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's 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 lender's 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* - 3 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Ideal combi boiler located in the airing cupboard in Bedroom Three that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage & Driveway

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.
- *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 and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). 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 20/03/2026. 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.