83 BOWER HINTON

Martock, TA12 6LA

Price Guide £280,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom end terrace cottage situated in the heart of Bower Hinton, good size rear garden and parking. In brief the accommodation comprising entrance hall, sitting room, re-fitted Howdens kitchen (in progress), rear lobby, cloakroom, three bedrooms and a bathroom. To the rear the garden is a lovely size and there is driveway parking. No onward chain.

Situation

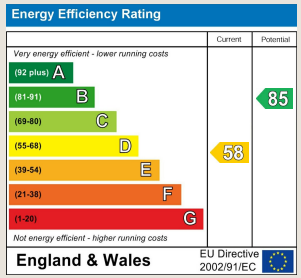
Bower Hinton is a sought after village, a farm shop/cafe, pub and hotel all within close walking distance of the property It is adjacent to the larger village of Martock which has a good range of shopping and leisure facilities and a primary school. Crewkerne is just over 6 miles away, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentists, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

The local area

Yeovil, 8.5 miles / Taunton, 20.7 miles / Dorset Coast, 21.6 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: C
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall
Stairs rising to the first floor.

Sitting Room
15'1" x 14'7" (4.61 x 4.47)
With a window to the front aspect, open fire and a radiator.

Kitchen
13'10" x 8'11" (4.24 x 2.74)
With two windows to the rear aspect and a radiator. kitchen currently being re-fitted full details to follow.

Rear Lobby
10'2" x 3'5" (3.11 x 1.05)
Radiator.

Cloakroom
Suite comprising low level WC and a wash hand basin with tiled splashbacks.

Landing
Radiator and access to the loft.

Bedroom One
12'0" x 9'5" (3.67 x 2.88)
With a window to the front aspect and a radiator.

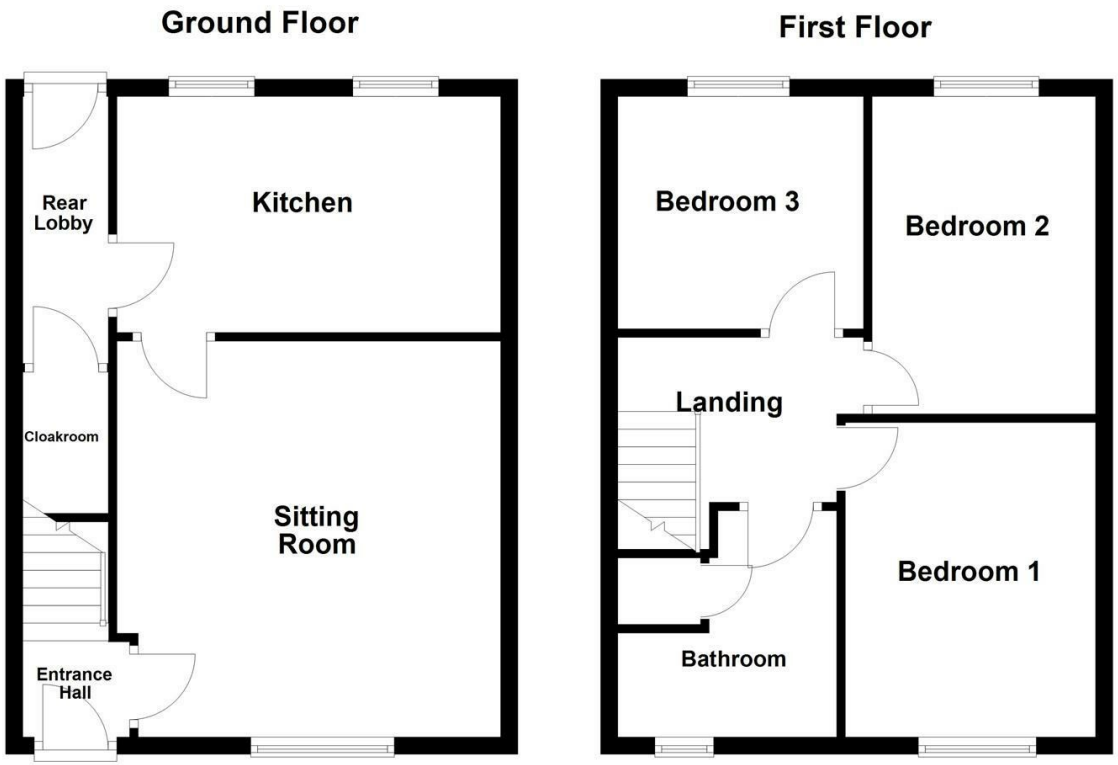
Bedroom Two
12'1" x 8'3" (3.69 x 2.54)
With a window to the rear aspect and a radiator.

Bedroom Three
9'3" x 8'11" (2.83 x 2.72)
With a window to the rear aspect and a radiator.

Bathroom
With a window to the front aspect. Suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin, extractor fan, airing cupboard and tiling to all splash prone areas.

Outside
To the rear the garden is a lovely size, mainly laid to lawn, large patio area, side access and a paved pathway to the bottom of the garden. One allocated parking space to the rear.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was last serviced in August 2025.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

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