



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

Guide Price £325,000

Freehold

**A well proportioned & very well presented three bedroom cottage that offers a blend of original character and modern upgrades, set in this popular & sought after village location. The cottage benefits from a Woodburner in the Lounge, lovely modern extended kitchen, a lovely upgraded four piece bathroom suite and a nice sized enclosed rear garden. Also the added benefit of No Onward Chain.**

 **LACEYS  
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104 Main Street, Ash, Martock, Somerset, TA12 6PB



- A Well Proportioned Three Bedroom Terraced Cottage
- Offers A Blend Of Character & Modern Upgrades
- Well Presented Throughout
- Popular Village Location
- Lovely Modern Extended Kitchen
- Woodburner In Situ In The Lounge
- Lovely Four Piece Bathroom
- Nice Sized Enclosed Rear Garden
- 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**

Wooden front door to the Entrance Porch.

#### **Entrance Porch**

Wall mounted electric heater. Laminate flooring. Double glazed window, front aspect. Door to the Lounge.

#### **Lounge 5.89 m x 4.47 m (19'4" x 14'8")**

Built in fireplace with a Woodburner in situ, revealed brickwork hearth & surround, wooden mantle above. TV point. Phone point. Inset ceiling spotlights. Double glazed window, front aspect. Stairs up to the Landing. Understairs recess. Throughway to the Kitchen/Dining Area.

#### **Kitchen 4.29 m x 3.34 m (14'1" x 10'11")**

Well fitted modern kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Recess for a range, extractor above. Recess for washing machine, plumbing in place. Recess for tumble dryer. Space for upright fridge & freezer. Wall mounted cupboards. Space for table & chairs. Laminate flooring. Inset ceiling spotlights. Skylight. UPVC double glazed double opening doors to the Rear Garden. Throughway to the Inner Lobby.

#### **Dining Area 4.17 m x 2.84 m (13'8" x 9'4")**

#### **Inner Lobby**

Wall mounted electric heater. Laminate flooring. Door to the Cloakroom.

#### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Laminate flooring. Frosted window, rear aspect.

#### **Landing**

Hatch to loft space. Built in double fronted airing cupboard which also houses the hot water tank. Skylight. Inset ceiling spotlights. Doors to all three Bedrooms & the Bathroom.

#### **Bedroom One 4.47 m x 3.68 m (14'8" x 12'1")**

Phone point. Inset ceiling spotlights. Double glazed window, front aspect.

#### **Bedroom Two 3.15 m x 2.54 m (10'4" x 8'4")**

UPVC double glazed window, rear aspect with an outlook.

#### **Bedroom Three 3.58 m x 2.54 m (11'9" x 8'4")**

Inset ceiling spotlights. Velux window.

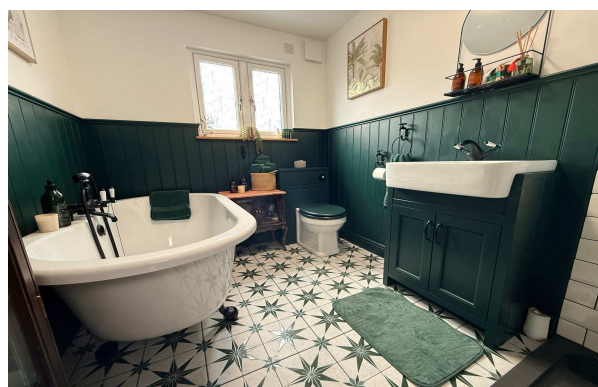
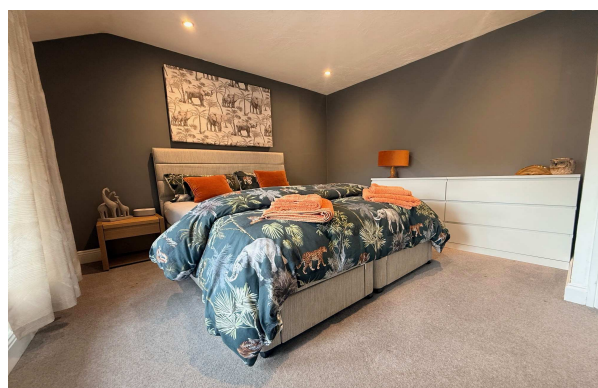
#### **Bathroom 3.15 m x 1.93 m (10'4" x 6'4")**

Modern four piece suite comprising a walk in shower, wall mounted shower, oversized head & tiled surround. Victorian rolltop bath with mixer tap shower attachment. Vanity sink unit. Low flush WC. Tiled floor. Frosted double glazed window, rear aspect.

#### **Outside**

To the rear there is a very nice sized enclosed rear garden that extends to a good length, the garden comprises of a circular paved patio area, raised flowerbeds bordering, steps up to a gravelled walkway that leads to the far end of the garden, a range of plants & shrubs in situ to either side in bedded areas. There is a timber summerhouse to the far end of the garden that enjoys a pleasant outlook. The garden is bounded by fencing.

To the front the garden is paved and enclosed by walling & fencing, an Iron gate provides access.

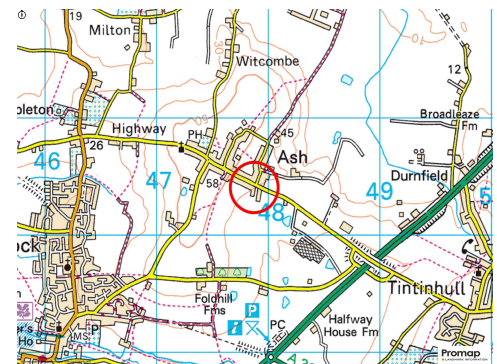
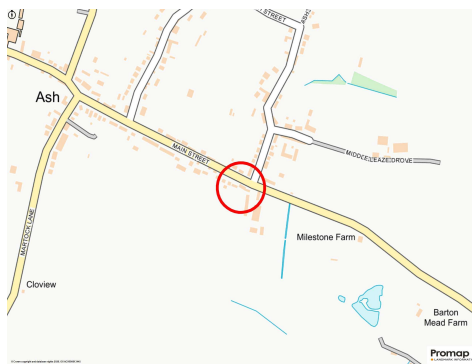




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



**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**

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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* - B
- *Asking Price* - Guide Price £325,000
- *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* - Conveyancer's will change 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 Terrace Cottage
- *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 on a meter.
- *Sewerage* - Mains
- *Heating* - Electric Heaters, Woodburner in the Lounge. Hot Water tank located in the airing cupboard on the Landing.
- *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* - On road parking subject to availability.

### **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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding each year as between 0.1% - 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) - F*

## **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 10/04/2026. 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.