



Asking Price £360,000

Newtown Coat Road, Martock, Somerset,
TA12 6EX

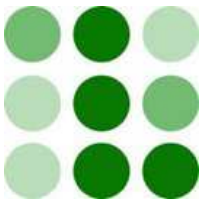
A well proportioned four bedroom, two reception room detached family home set in this popular village location. The home benefits from gas central heating, double glazing, cloakroom, en-suite to the main bedroom, enclosed rear garden and off road parking for multiple vehicles.

 **LACEYS
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19a Newtown Coat Road, Martock, Somerset,
TA12 6EX



- A Well Proportioned Four Bedroom Detached Family Home
- Two Reception Rooms
- Popular Village Location
- Gas Central Heating
- Double Glazed
- En-Suite To Main Bedroom
- Cloakroom
- Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles

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 double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Built in understairs cupboard. Laminate flooring. Stairs to the Landing. Doors to Cloakroom, Study, Lounge/Diner & Kitchen.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Tiled floor. Frosted UPVC double glazed window, front aspect.

Study 2.90 m x 2.03 m (9'6" x 6'8")

Radiator. Phone point. UPVC double glazed window, side aspect.

Lounge/Diner 6.83 m x 3.86 m (22'5" x 12'8")

Woodburner in situ. Two radiators. TV point. Laminate flooring. Space for table & chairs. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the rear garden.

Kitchen 4.24 m x 2.69 m (13'11" x 8'10")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround & rolltop worksurface with cupboards & drawers below. Recess for cooker. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Radiator. Tiled floor. Spotlights. UPVC double glazed window, front aspect.

Landing

Radiator. Hatch to loft space. Built in airing cupboard. Doors to all Four Bedrooms & the Family Bathroom.

Bedroom One 3.89 m x 2.69 m (12'9" x 8'10")

Built in cupboard. TV point. Radiator. UPVC double glazed window, front aspect. Door to the En-Suite.

En-Suite Shower Room 1.78 m x 1.47 m (5'10" x 4'10")

Comprising corner shower cubicle with wall mounted shower, over sized head & panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Inset ceiling spotlights. Vinyl flooring. Shaver point.

Bedroom Two 3.33 m x 3.25 m (10'11" x 10'8")

Built in double fronted wardrobe. Radiator. Laminate flooring. UPVC double glazed window, rear aspect.

Bedroom Three: 3.28 m x 2.97 m (10'9" x 9'9")

Built in double fronted wardrobe. TV point. Radiator. Laminate flooring. UPVC double glazed window, rear aspect.

Bedroom Four 2.84 m x 2.34 m (9'4" x 7'8")

Radiator. UPVC double glazed window, front aspect.

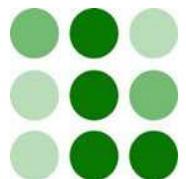
Family Bathroom 2.34 m x 1.90 m (7'8" x 6'3")

White suite comprising bath with mixer tap shower attachment, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Inset ceiling spotlights.

Outside

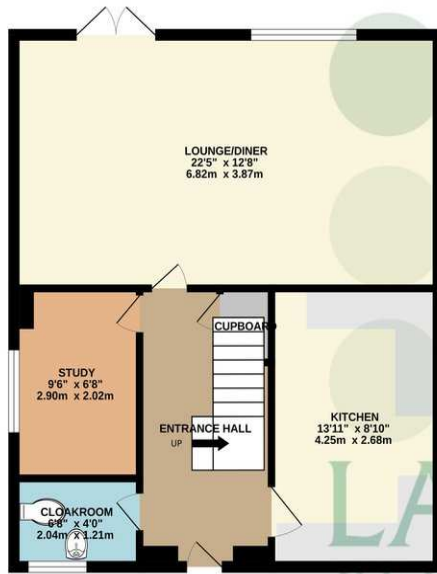
To the rear there is an enclosed garden comprising a paved patio area with a Pergola in situ. Outside tap. Lawn area with shrubs in situ. Gravelled section. Greenhouse. Two timber garden sheds. The garden is bounded by timber fencing with a timber gate providing side access from the front of the home.

To the front there is off road parking for 3 vehicles, paved path to the front door, entrance canopy above.

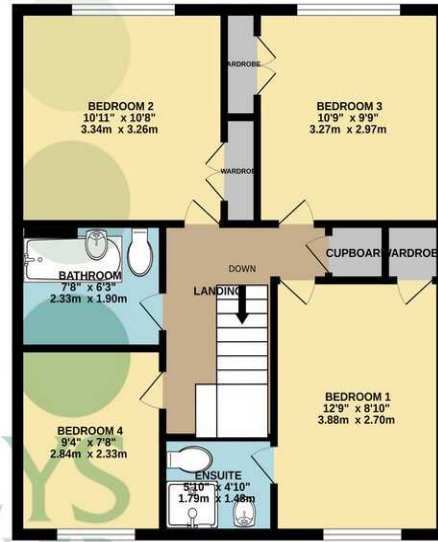


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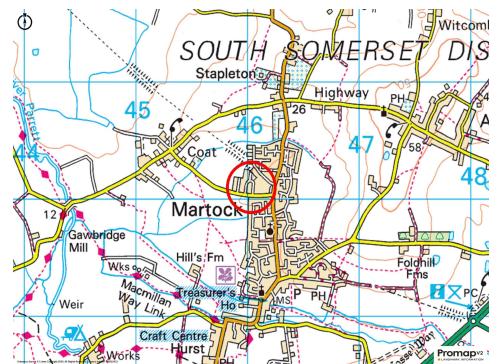
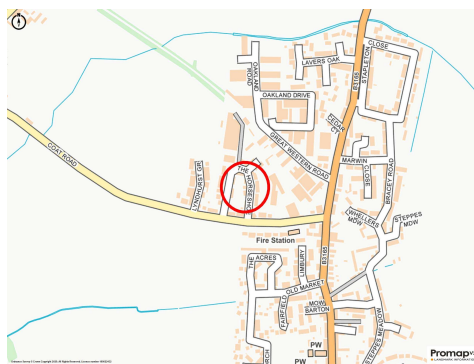
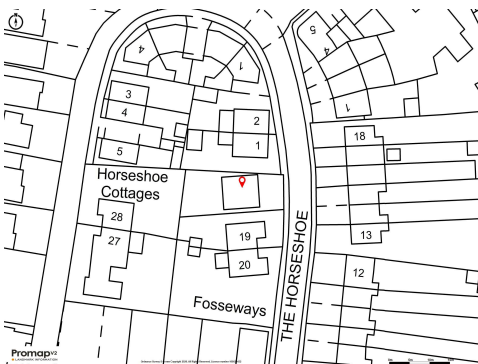
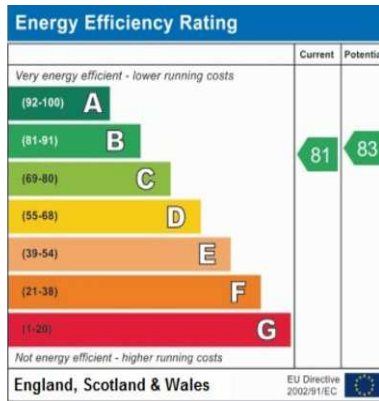
GROUND FLOOR



1ST FLOOR



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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Please Note

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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* - D
- *Asking Price* - Asking Price £360,000
- *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* - 4 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, Worcester combi boiler located in the Kitchen 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* - 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. Restricted Covenants include;- Not to use the Premises other than as a private dwellinghouse. No trade or business upon the Premises or any part thereof. Not to station, cause or permit or suffer the stationing on the Premises of any caravan, tent or other mobile dwelling intended for human habitation. *More covenants in place refer to 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) - C

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 4/10/2025. 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.