

41 Water Street

Martock, Somerset

41 Water Street

Martock
Somerset
TA12 6JP

2 1 2

- Charming Cottage
- Many Character Features
- Popular Somerset Town
- Ideal First Time Buy
- Deceptively Spacious Accommodation
- Lovely Mature Gardens
- No Onward Chain

Guide Price £239,950
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk







THE PROPERTY

A delightful cottage offering character features including timber doors, Blue Lias flagstone flooring in the hallway and dining room, new sash windows, window seats, and wooden panelling to dado height. The property is surprisingly spacious and arranged in more detail as follows.

An entrance door leads to a hall with a staircase rising to the first floor. The sitting room overlooks the front of the house with a multi-fuel burner whilst the dining room overlooks the rear, also having a multi-fuel burner with a brick surround, chimney breast and hearth.

The kitchen has a range of units with timber effect worktops, with a number of base units, wall cupboards and a door to the rear.

On the first floor is a landing with space for a reading area and a hatch to the roof space, which is partially boarded. There are 2 good size bedrooms and a luxury bath/shower room with a freestanding bath with hand held shower and a corner shower cubicle.

OUTSIDE

At the front is a small garden area with space for bins, etc.

The rear garden is a real feature, with abundant plants, shrubs, and mature trees, including fig, Olive, Hazel, and Cherry. It also has a wildlife pond, lawns, pathways, and a semi-detached store, with the gardens enclosed by stone walling and lap panel fencing.

There is a really useful external utility room with a WC, gas boiler and plumbing for an automatic washing machine.

SITUATION

Martock is a pretty, thriving town with many attractive, honey-coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of facilities including a doctor's surgery, post office, hotel & pub, dentist, supermarket, newsagent, bakers and library, amongst other amenities.

The larger and commercial centres of Yeovil and Taunton are easily accessible by road, and the quaint historic Abbey town of Sherborne, with its castle ruins, is within easy reach.

The main A303, a major route linking London with the West Country, is just a couple of miles away, and there are mainline railway stations at Yeovil (London Waterloo about 2½hours), Crewkerne and Castle Cary (London Paddington about 95 minutes).

The surrounding countryside is rich in recreational activities and walks. Nearby is Sutton Bingham Reservoir, which hosts a range of water sports. The Jurassic coastline (Lyme Regis) lies approximately 35 minutes (23 miles) driving distance away, providing further recreational activities.

DIRECTIONS

What 3 words: ///logo.steady.orchids

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band:
Somerset Council 01935 462462

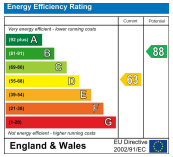
Photos taken: 05/11/2026

The property lies within a conservation area.



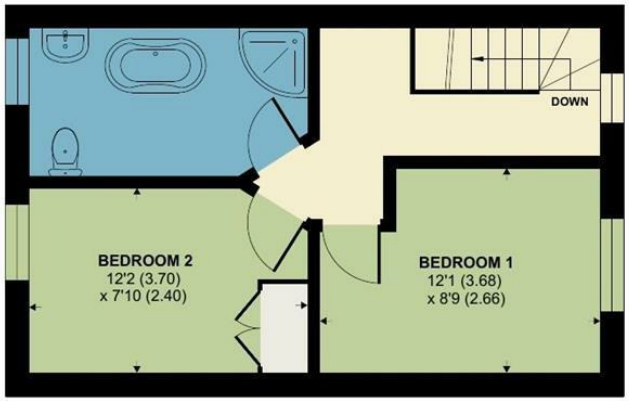






Water Street, Martock

Approximate Area = 795 sq ft / 73.8 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 854 sq ft / 79.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1537906





YEO/JS/06.11.2026

RICS Regulated by RICS
naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.