



Ash Croft, Ash, Somerset, TA12 6PH

Guide Price £350,000

Freehold

This three bedroom link detached family home is situated in a delightful courtyard style setting, benefits from a double garage and is offered to the market with no forward chain. The property would benefit from some modernisation however its good size rooms and generous rear garden certainly make it an appealing proposition for someone with the vision to transform it into a modern family home. The accommodation briefly includes a porch, cloakroom, hallway, fitted kitchen, dining room and living room whilst on the first floor there is a master bedroom with bathroom en-suite, two further bedrooms and the family bathroom. There is parking in front of the double garage which benefits from having a personal door to the rear garden which is a good size and offers plenty of variety and interest.

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4 Ash Croft, Ash, Martock, Somerset, TA12 6PH



- Link Detached Family Home
- In Need Of Modernisation
- Three Bedrooms
- Oil Central Heating
- Wooden Double Glazing
- No Forward Chain
- Generous Rear Garden
- Double Garage
- Two Reception Rooms
- Ground Floor Cloakroom

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 425115**.

The **ACCOMMODATION** comprises:

Porch

Upon entering the property you are greeted with a porch which has a side facing double glazed window and a spot light. Doors open to the hallway and cloakroom.

Cloakroom

Fitted with a low level WC and a wall hung wash basin. There is a ceiling light point and a radiator. An obscured double glazed window faces the side.

Hallway

Doors open to the kitchen, dining room and kitchen with a further door opening to the under-stairs cupboard. There are two ceiling light points and a radiator.

Kitchen 3.47 m x 2.66 m (11'5" x 8'9")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is an electric cooker which will remain with an extractor hood above, a glass fronted display unit, wine rack and space for multiple under-counter appliances. There is a serving hatch to the dining room and the stainless steel sink with mixer tap is positioned under the rear facing double glazed window.

Dining Room 3.49m x 2.71m (11'5" x 8'11")

Sliding doors open to the garden. There is an opening to the living room, a serving hatch to the kitchen, a radiator and a ceiling light point.

Sitting Room 6.15 m x 3.83 m (20'2" x 12'7")

A spacious room with a feature open working fireplace, a double glazed window overlooking the front, sliding doors opening to the garden, two ceiling light points, wall lamps and two radiators.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and the airing cupboard. There is a front facing double glazed window and a ceiling light point.

Bedroom One 3.99m x 3.83m (13'1" x 12'7")

A good size double bedroom with a rear facing double glazed window, a radiator and a ceiling light point. A large opening leads to the en-suite bathroom.

En-Suite Bathroom

Fitted with a corner bath, pedestal wash basin, low level WC and a bidet. There is an obscured front facing double glazed window, an enclosed ceiling lamp and a radiator.

Bedroom Two 3.49 m x 2.71 m (11'5" x 8'11")

The second bedroom has a double glazed window overlooking the rear garden, a radiator and a ceiling light point. There is a loft hatch proving access to the loft.

Bedroom Three 2.74 m x 2.65 m (9'0" x 8'8")

There is a built in storage cupboard, a rear facing double glazed window, a radiator and a ceiling light point.

Family Bathroom

Fitted with a panel enclosed bath with telephone style mixer tap with shower attachment and screen, a pedestal wash basin and a low level WC. There is an enclosed ceiling lamp, a shaver light/point and a front facing obscured double glazed window.

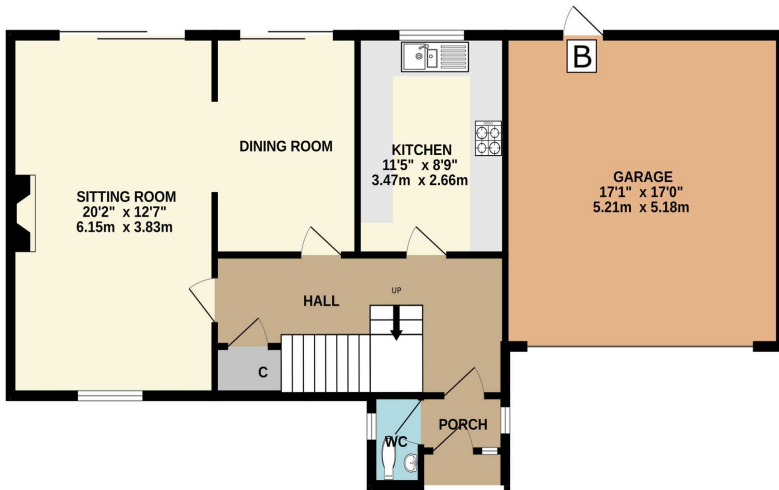
Outside

At the front of the property there is a selection of mature shrubs with driveway parking to the side in front of the double garage. The rear garden offers plenty of variety and interest with a generous area of lawn, patio, a good variety of mature shrubs and trees and pedestrian rear access to the rear of the **DOUBLE GARAGE** which has an electric door, power and light.

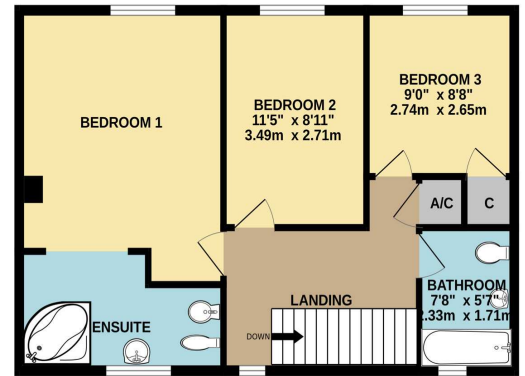


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GROUND FLOOR



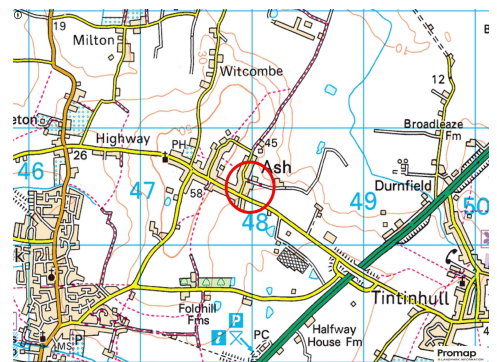
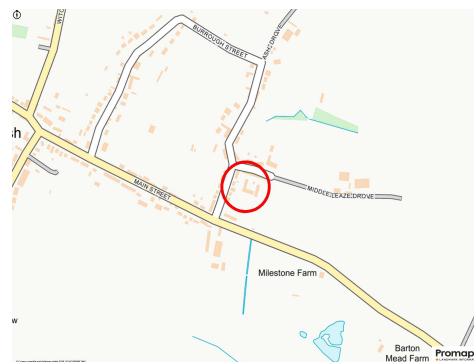
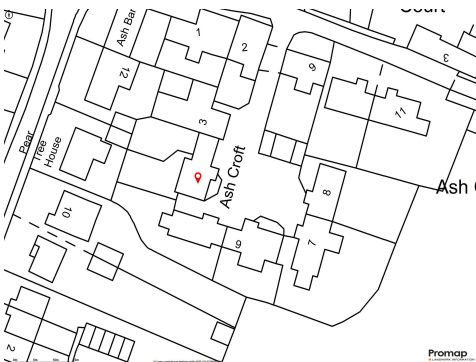
1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	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.

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Material Information applicable in all circumstances**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 £350,000
- 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 - Conveyancers 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 lenders' 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 - Link 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 - Oil Fired Central Heating- Boiler in garage- Oil Tank In Garden
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Driveway Parking & Double Garage

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 - Not to use the property other than as a single private dwelling house or for solicitor, architect dentist or other like professional service. Not to carry on any trade or business whatsoever save for solicitor, doctor, architect dentist or other like profession as aforesaid. Not to keep any boat caravan tent or other mobile dwelling on the property. To use the parking spaces on the property for parking private vehicles only and not for any other purpose whatsoever.
- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- 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.
- Current Flood Risk -According to the Environment Agency's website the property is considered to be at Very Low Risk of River, Sea & Surface Water Flooding. 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) - E

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 24/04/2026. 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.