



North Street, Martock, Somerset, TA12 6ER

Guide Price £215,000

Freehold

A well presented, two bedroom, two reception room terraced house set within walking distance of local amenities in this popular village location. The home benefits from gas central heating, UPVC double glazing, open fireplaces + woodburner and enclosed front & rear gardens. Also the added benefit of No Onward Chain.

 **LACEYS
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111 North Street, Martock, Somerset, TA12 6ER



- A Well Presented Two Bedroom Terraced House
- Two Reception Rooms
- Walking Distance Of Local Amenities
- Popular Village Location
- Gas Central Heating
- UPVC Double Glazing
- Open Fireplaces + Woodburner
- Enclosed Front & Rear Gardens
- 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

UPVC front door to the Entrance Hall.

Entrance Hall

Radiator. Tiled floor. Stairs up to the Landing. Glazed doors to the Lounge & Dining Room.

Lounge 2.95 m x 2.92 m (9'8" x 9'7")

Built in open fireplace, paved hearth, tiled surround, wooden outer & mantle above. Radiator. Raised skirting. UPVC double glazed window, front aspect.

Dining Room 4.01 m x 2.84 m (13'2" x 9'4")

Built in open fireplace with Woodburner in situ, brick surround. Radiator. Built in understairs cupboard. Laminate flooring. Raised skirting. Space for upright fridge/freezer. Space for table & chairs. Archway through to the Kitchen.

Kitchen 3.81 m x 1.80 m (12'6" x 5'11")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Wall mounted cupboards. Laminate flooring. Trail of spotlights. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Garden.

Landing

Doors to both Bedrooms & the Bathroom.

Bedroom One 4.04 m x 2.90 m (13'3" x 9'6")

Radiator. Hatch to loft space. Wall mounted Glow Worm combi boiler. UPVC double glazed window, front aspect.

Bedroom Two 2.81 m x 2.14 m (9'3" x 7'0")

Radiator. UPVC double glazed window, rear aspect.

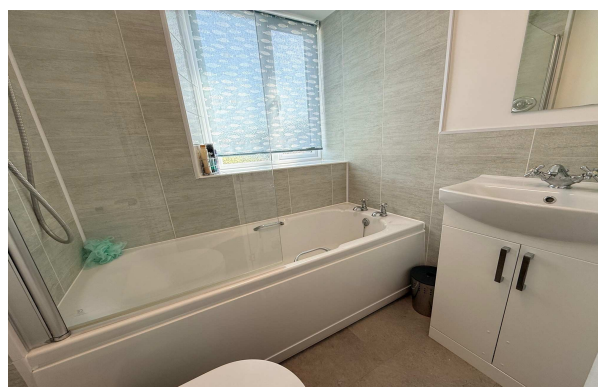
Bathroom 1.78 m x 1.75 m (5'10" x 5'9")

White suite comprising bath with a wall mounted shower over, PVC cladding surround. Vanity sink unit. Low flush WC. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside

To the rear of the house there is an enclosed garden that comprises a paved patio area. Outside tap. Outside light. Tiered gravelled beds & chippings bed with plants in situ. Garden shed. Outside power point. The garden is bounded by fencing with a timber gate providing rear access.

To the front there is an enclosed garden that is gravelled & paved, plum tree in situ, mixture of other bedded flowers/plants. The garden is bounded by fencing & walling with a timber gate providing access to a path that leads to the front door.



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GROUND FLOOR
374 sq. ft. (34.8 sq. m.) approx.

1ST FLOOR
288 sq. ft. (26.8 sq. m.) approx.

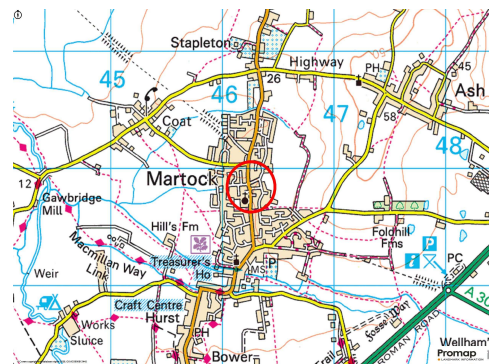
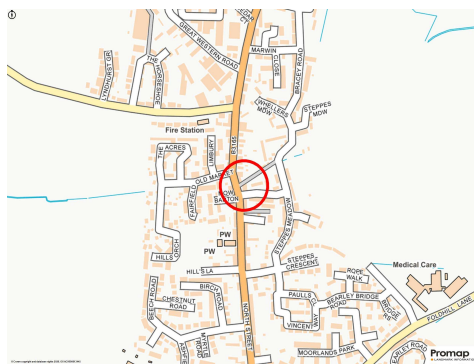
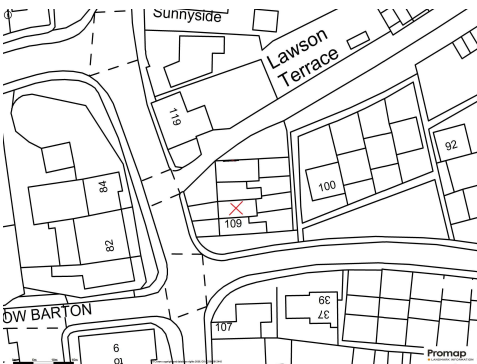


TOTAL FLOOR AREA: 662 sq. ft. (61.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their efficiency or life span.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	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.

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 £215,000
- *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* - 2 Bedroom Terraced 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glow Worm combi boiler located in Bedroom One, 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* - 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 a HIGH RISK from Surface Water (defined as the chance of flooding as more then 3.3% each year). 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 28/01/2025. 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.