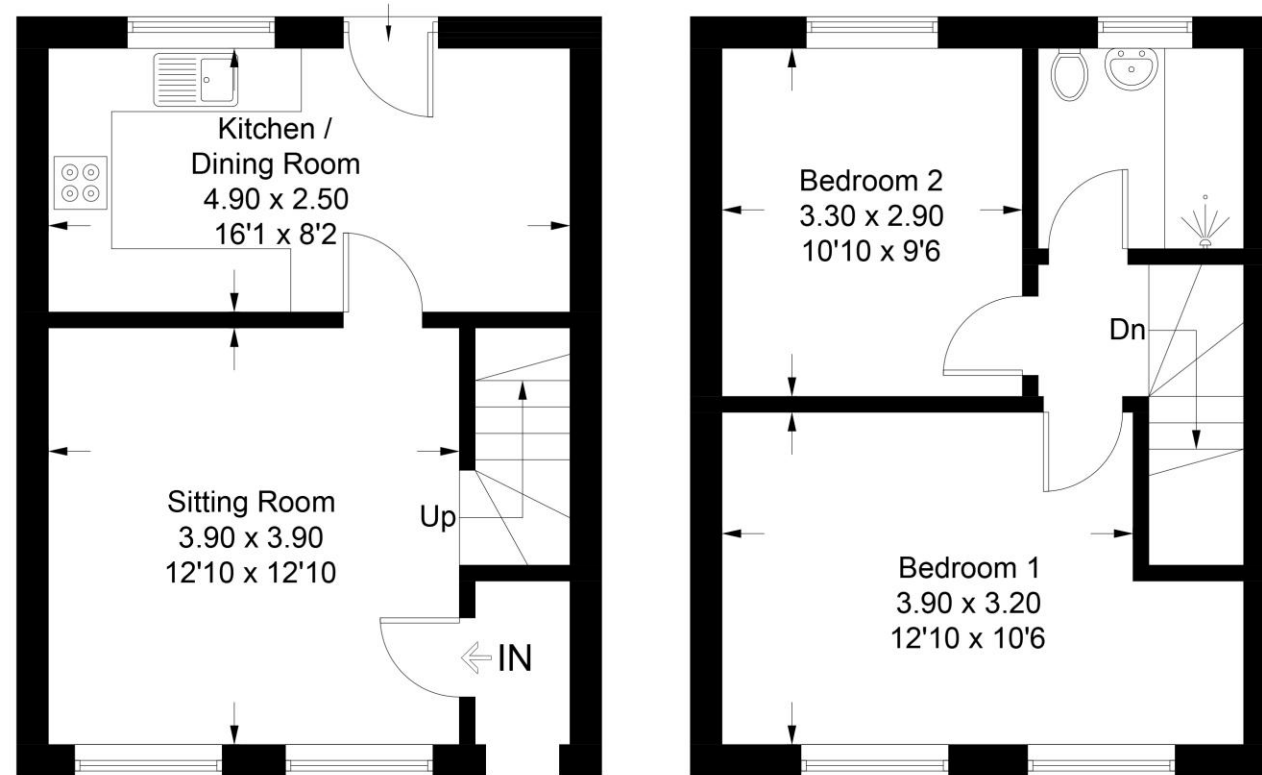


Property Location

Located close to the heart of the village of Martock, this cottage is a short walk from its convenience stores, pubs and doctors' surgery plus schools. Martock is a popular South Somerset village, surrounded by beautiful countryside.

6A East Street, Martock, TA12 6NG

Approximate Gross Internal Area = 63.7 sq m / 686 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180392)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

East Street, Martock

Asking Price Of £185,000

6a East Street
Martock
TA12 6NG

Key features:

- Garden to Front
- Parking and Garage to Rear
- Gas Central Heating
- Stone Cottage
- Village Location
- Close to Local Shops and Pubs
- Period Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Beautiful stone cottage in a convenient location close to the centre of the South Somerset village of Martock, benefitting from off-road parking, garage and gas central heating. With some cosmetic modernisation required, this is a fantastic opportunity for a buyer wanting to put their own stamp on a period cottage.

SITTING/DINING ROOM 12' 9" x 12' 9" (3.9m x 3.9m) Wooden front door opening into the living room from a front alcove storm porch (shared with the neighbouring property). Good sized sitting room with two single glazed windows to the front. Stairs rising to the first floor and door to the kitchen at the rear. Under stairs cupboard. Grey carpet and neutral decor. Radiator.

KITCHEN/DINER 16' 0" x 8' 2" (4.9m x 2.5m) Kitchen to the rear with single glazed window overlooking the back courtyard / parking space and door opening to the rear. Cream and wood-effect fitted kitchen with terracotta and cream wall tiling and vinyl flooring. Fitted electric oven and gas hob with spaces for fridge freezer and washing machine. Glow Worm gas boiler and radiator.

STAIRS AND LANDING Red carpeted stairs rise to the first floor landing. Neutral walls. Loft hatch.

BEDROOM ONE 12' 9" x 10' 5" (3.9m x 3.2m) Large double bedroom with two single glazed windows to the front. Blue patterned carpet and blue decor. Radiator.

BEDROOM TWO 10' 9" x 9' 6" (3.3m x 2.9m) Double bedroom with single glazed window to the rear. Grey patterned carpet and neutral walls. Radiator.

BATHROOM Modern bathroom with white suite of toilet, pedestal basin and bath with shower above. White tiles and blue decor. Single glazed window to the rear and extractor fan. Radiator.

GARAGE To the side of the property a shared access driveway leads to a yard area with the garage belonging to 6a positioned at the rear right hand side. There is one parking space in front of the garage.

OUTSIDE To the front of the front of the house is an attractive garden with traditional stone wall boundaries and laid to gravel. Wrought iron gate and pathway leading to the front door. At the rear of the house is a (not enclosed) courtyard area which can also be used as a second parking space.

