





Water Street, Martock, TA12 6JP

fox & sons

welcome to

Water Street, Martock

A two bedroom end of terrace cottage, situated within the heart of Martock, close to many local amenities. The accommodation boasts a wealth of space, character and natural light throughout and externally boasting a private enclosed rear garden.













Entrance
Solid wooden door to the front, opening into:

Lounge/ Diner
A lovely open plan living space with two feature open fireplaces, one with log burner and gorgeous Hamstone surround. Double glazed window to the front, inset to a lovely characteristic Hamstone wall. Stairs rising to the first floor. Exposed ceiling beams. Wall light points. Space for dining table and chairs, perfect for entertaining. TV aerial point. Two radiators.

Fitted Kitchen
This galley style kitchen offers a wealth of natural light with double glazed windows to the rear and side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker. Plumbing for washing machine. Space for under counter fridge/freezer. Pantry cupboard. Bespoke alcove shelving. Inset spotlights to the ceiling. Door to the rear, opening to the garden.

Bathroom
Suite comprising enclosed bath with mixer tap and shower attachment and wash hand basin. Tiled flooring. Exposed ceiling beams. Extractor fan. Radiator. Door opening into:

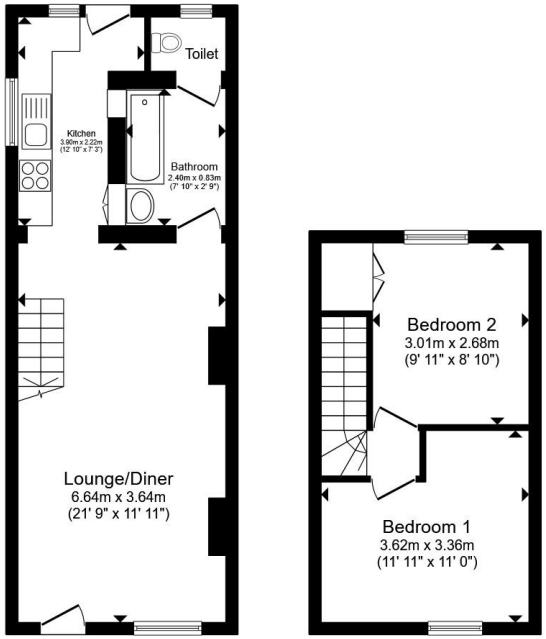
W C
Double glazed window to the rear. WC. Radiator.

First Floor Landing

Bedroom One
Double glazed window to the front. Access to the loft space, which is boarded with electric strip light. Space for free standing furniture. TV aerial point. Radiator.

Bedroom Two
Double glazed window to the rear, overlooking the garden. Built in wardrobe, housing a recently installed combi boiler. Space for free standing furniture. Radiator.

Rear Garden
A fully enclosed private garden, divided into separate areas; a paved and shingle patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine; a wildlife woodland area, laid to bark chippings with mature plant and tree borders; and a stone sleeper patio with small pond and beech hedge arbour bordered by a Hamstone wall. The garden shed houses electric power points.



Total floor area 62.1 m² (668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Water Street, Martock

- End of Terrace Cottage
- Two Double Bedrooms
- Wealth of Character Features
- Spacious Living Accommodation with Open Fireplaces & Gas Central Heating
- Enclosed Private Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEO109183 - 0006

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