





104 Main Street, Ash, Martock, TA12 6PB

fox & sons

welcome to

104 Main Street, Ash, Martock

A beautifully refurbished three-bedroom character cottage offering an abundance of charm, space & natural light throughout. Featuring a cosy lounge, stylish open-plan kitchen/dining room & a stunning four-piece bathroom. Extensive private rear garden, countryside views & no onward chain.













Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Wooden door to the side, opening into:

Entrance Porch

Double glazed window to the front. Laminate flooring. Wall mounted electric heater. Door opening into:

Lounge

18' 2" max x 14' 10" max (5.54m max x 4.52m max)

A lovely open and welcoming lounge with double glazed window to the front. Open feature fireplace with wood burner inset, brick surround and hearth and wooden mantle. Bespoke entertainment units and cabinet into the alcoves. Exposed ceiling beams. Inset spotlights to the ceiling. Stairs rising to the first floor. Opening into:

Fitted Kitchen/Dining Room

20' 5" max x 14' 10" max (6.22m max x 4.52m max)

A stunning country style kitchen with a range of fitted wall, base and drawer units with wooden work surface over and exposed brick wall surround. One and a half bowl sink and drainer with mixer tap. Space for free standing Range style cooker with cooker hood over. Integrated dishwasher. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Ample space for dining table and chairs, perfect for family meals or entertaining. Two sky light windows. Opening into:

Snug

9' 4" x 3' 5" (2.84m x 1.04m)

A quaint space for relaxing and enjoying the garden views with double glazed French doors opening to the garden.

Lobby

Ideal additional space for storage with wall mounted electric heater. Door opening into:

Downstairs Cloakroom

Window to the rear. Suite comprising wash hand basin with tiled splashback and WC.

First Floor Landing

Sky light windows. Access to the loft space. Airing cupboard housing hot water tank. Inset spot lights to the ceiling.

Bedroom One

13' 11" x 10' 7" (4.24m x 3.23m)

Double glazed window to the front. Space for free standing furniture. Inset spotlights to the ceiling.

Bedroom Two

9' 3" x 9' 2" (2.82m x 2.79m)

Currently used as a dressing room. Sky light windows. Inset spotlights to the ceiling.

Bedroom Three

10' 1" x 7' 11" (3.07m x 2.41m)

Double glazed window to the rear, overlooking the garden and far reaching countryside. Space for free standing furniture. Inset spotlights to the ceiling.

Bathroom

A gorgeous four piece suite comprising roll top free standing bath with mixer tap and shower attachment, walk in shower cubicle with curtain, wash hand basin inset to vanity unit and WC. Extractor fan. Tiled floor.

Front Garden

Access via an iron gate with the garden laid to paving for low maintenance.

Rear Garden

An extensive, fully enclosed and private rear garden, with a circular paved patio area abutting the property, providing an ideal seating area. A step up then leads to the shingle path that meanders through the garden with a variety of decorative plant and shrub borders. To the foot of the garden is a lovely shaded seating area with summerhouse and stunning open countryside views.



Ground Floor First Floor

Total floor area 102.4 m² (1,102 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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104 Main Street, Ash, Martock

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautifully Refurbished Character Cottage
- Three Double Bedrooms

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

guide price

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEO108962 - 0006

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