



FOR SALE

Bower Hinton, Martock, TA12 6LE

£235,000



Full video walk - through



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Beautifully presented two double bedroom end of terrace family home situated in the highly sought after village of Bower Hinton offering a gorgeous landscaped garden. The accommodation comprises a large sitting room, a generous kitchen/diner and separate utility room. Upstairs are two double bedrooms and a good size family bathroom. To the rear of the property is a spacious landscaped enclosed garden. Offering scope to extend or convert the loft (subject to planning and building regulations), this lovely property would make an ideal first time purchase or investment opportunity.

£235,000



LOCATION

The residential village of Bower Hinton contains a number of interesting character properties and an Inn. The adjoining country town of Martock has a range of amenities including numerous shops, churches, chemist, doctor, dentist & veterinary surgeries, library and recreational facilities. Yeovil is 9 miles (Mainline Station - Waterloo), South Petherton 3 and the county town of Taunton (Mainline Station - Paddington & M5 Motorway) 20.

Entrance Hall

Double glazed door to front, reconstituted oak floor, radiator and stairs to first floor.

Sitting Room - 14' 2" x 12' 7" (4.306m x 3.839m)

Front aspect single glazed window, wooden floorboards, feature fireplace and under stairs storage cupboard.

Kitchen/Diner - 17' 0" x 8' 0" (5.175m x 2.430m)

Rear aspect single glazed window, tiled floor with under floor heating, fitted kitchen comprising a range of wall and base units with worktops over, sink and drainer, gas hob with tiled splashback and cooker hood over, Bosch electric oven, gas combi boiler and space for freestanding fridge/freezer.

Utility Room

Two side aspect single glazed windows, tiled floor, plumbing for washing machine and space for tumble dryer.

First Floor Landing

Side aspect single glazed window and laid to carpet.

Bedroom One - 13' 9" x 10' 2" (4.195m x 3.110m)

Front aspect single glazed window, laid to carpet, built in wardrobe and radiator.

Bedroom Two

Rear aspect single glazed window, laid to carpet and radiator.

Family Bathroom - 8' 2" x 8' 0" (2.483m x 2.430m)

Rear aspect single glazed window, tiled floor, freestanding roll top bath with mixer taps, WC, pedestal wash-hand basin with tiled splashback, separate shower cubicle with thermostatic shower, extractor fan and chrome heated towel rail.

Garden

Beautifully landscaped garden comprising initial patio and gravelled area leading to a generous lawn with an array of planted beds of flowers and plants with a garden shed and a pergola. The garden is fully enclosed by fencing with gated access to side.



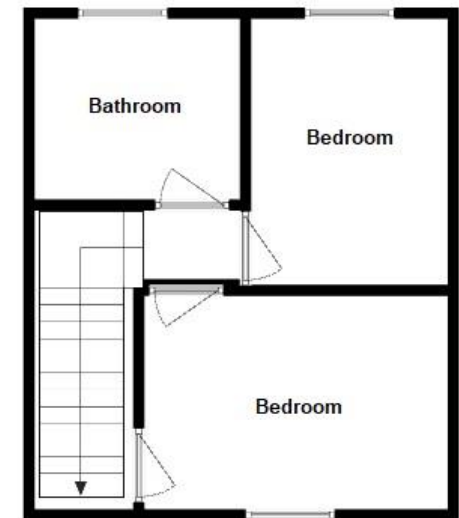
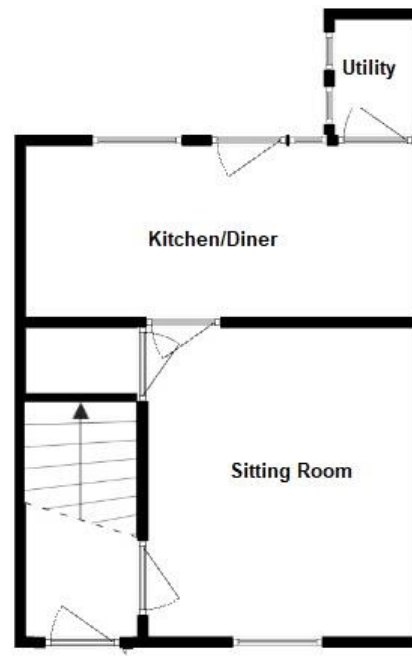
AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Directions

From the A303, take the exit signposted for Martock and follow Stoke Road onto the mini-roundabout, take the first exit, left on the B3165 and follow this road for nearly 700 metres as it bends to the left and leads through Bower Hinton past Yandles and the Rose & Crown. You will see a lane on your right hand side, turn in and the property will be easily identified with an Orchards Estates FOR SALE Sign. Drive past the property and you can park at the end.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.