



FOR SALE

Bower Hinton, Martock, TA12 6JY

£215,000



Full video walk - through



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ESTATES

Situated within easy reach of the amenities of Martock, is this two bedroom traditional Hamstone character cottage. The accommodation comprises entrance porch through to a spacious sitting room with dual fuel burner and leading onto a kitchen/diner. Upstairs are two good size bedrooms and the bathroom. To the rear of the property is a private enclosed garden. Offered with no chain, an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£215,000



LOCATION

Bower Hinton, Martock is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, bank, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Entrance Porch

Door to front, side aspect double glazed window and tiled flooring.

Sitting Room - 13' 2" x 12' 3" (4.02m x 3.74m)

Front aspect double glazed window, feature fireplace with dual fuel burner, stairs to first floor, two wall lights, laid to carpet and night storage heater.

Kitchen/Diner - 12' 3" x 9' 11" (3.74m x 3.02m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob, electric oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, laminate flooring and single glazed door to garden.

Landing

Doors to:

Bedroom One - 11' 6" x 9' 6" (3.50m x 2.89m)

Front aspect double glazed window, built in wardrobe, hatch to loft space and night storage heater.

Bedroom Two - 11' 7" x 7' 3" (3.53m x 2.21m)

Rear aspect double glazed window, built in wardrobe and night storage heater.

Bathroom

Bath with mixer taps and electric shower over, wash hand basin, WC, extractor fan, wall mounted electric heater, fully tiled walls and tiled flooring.

Garden

Initial patio area with steps leading up to artificial lawn with planter borders and pathway leading to a patio area and potting shed enclosed by fencing.

AGENTS NOTE

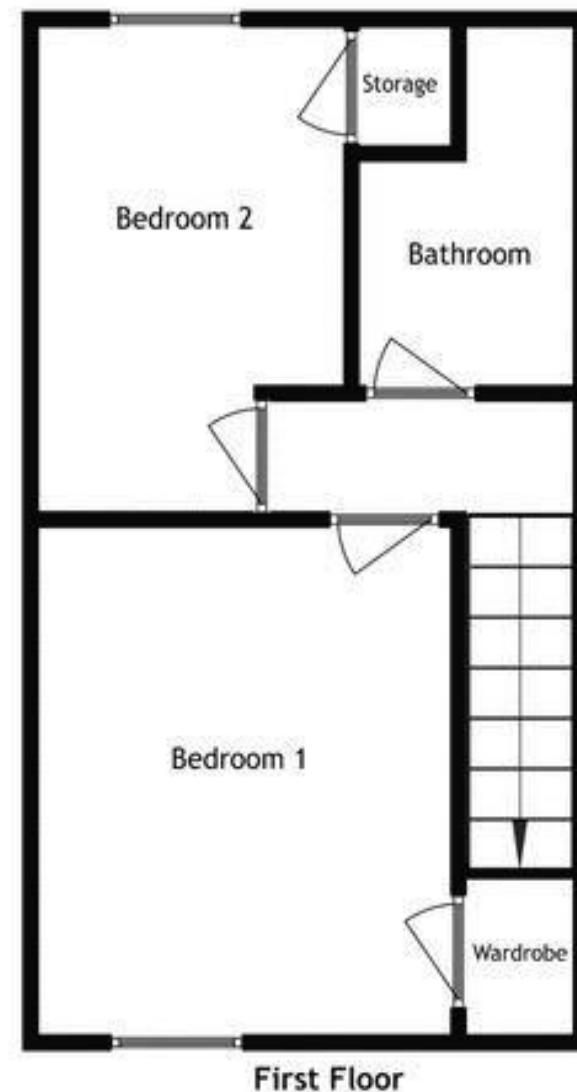
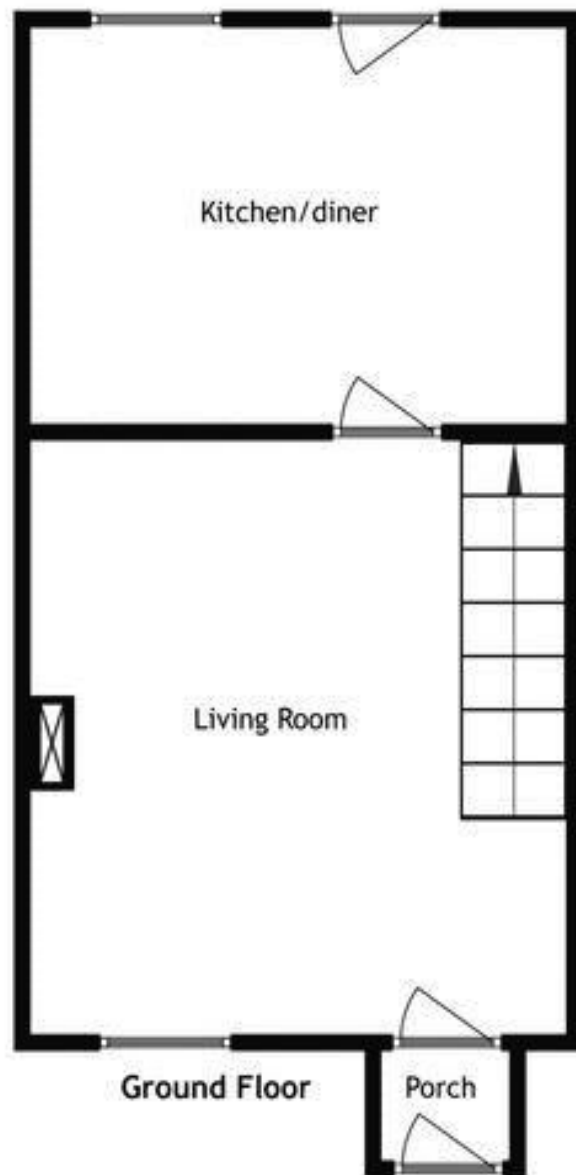
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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 our offices in the picturesque village of Stoke sub Hamdon, it is only a mile by car to the property. Leaving Stoke sub Hamdon and driving down North Street, across the A303 and to the junction at the entrance of Martock, take the left onto Water Street, follow this road to the left and keep driving straight on. Shortly just after the Rose & Crown public house, the property will be found on your left hand side.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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