



39 Water Street  
Martock, TA12 6JP

George James PROPERTIES  
EST. 2014



# 39 Water Street

Martock, TA12 6JP

Guide Price - £225,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A Victorian end of terrace natural stone house with accommodation including entrance hall, sitting room, dining room and kitchen/breakfast room. To the first floor there are two bedrooms and bathroom. Outside there is a side gate with access to the rear garden with patio and garden sheds.

## Services

Mains water, drainage, gas and electricity are all connected. Council tax band C.

## Amenities

Martock is a large Somerset village offering an excellent range of everyday amenities including a selection of shops, co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator and stairs to the first floor.

## Sitting Room 11' 11" x 11' 0" (3.64m x 3.35m)

With window to the front and radiator. Fire place with tiled surround.

## Dining Room 12' 4" x 10' 2" (3.75m x 3.10m)

With window to the rear and radiator. Understairs storage cupboard.

## Kitchen/Breakfast Room 21' 6" x 6' 8" (6.56m x 2.04m)

With window to the side and rear, door to the garden. Range of base and wall mounted units with built in oven, hob and extractor hood. Space for washing machine, tumble dryer, fridge and freezer. Radiator.





**Landing**

With window to the rear and built in storage cupboard.

**Bedroom 1** 11' 7" x 8' 0" (3.54m x 2.45m)

With window to the front and radiator. Built in wardrobe.

**Bedroom 2** 12' 2" x 8' 3" (3.70m x 2.51m)

With window to the rear and radiator.

**Bathroom** 11' 7" x 6' 5" (3.54m x 1.95m)

With window to the front, bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over. Built in airing cupboard housing gas fired boiler.

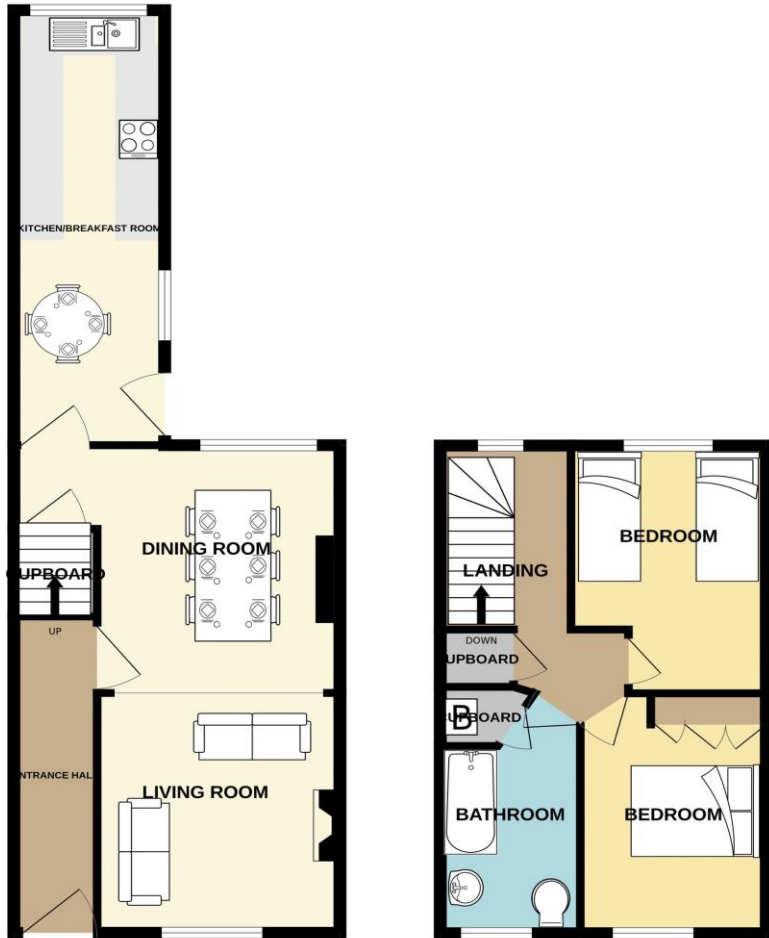
**Outside**

A side path and gate leads to the rear garden with patio area, water tap and light. Mature shrub borders and two timber sheds. Stone outhouse/store.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	54	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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