



### 3 The Green

Martock, Somerset TA12 6NE

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A pretty two bedroom hamstone cottage with characterful features and bags of kerb appeal, situated in the popular village of Martock.

- Exposed Beams & Stone
- Inglenook Fireplace & Window Seat
- Open Plan Sitting/Dining Room
- Well-Proportioned Galley Kitchen
- First Floor Family Bathroom & Downstairs WC
- Two Double Bedrooms With Built-In Storage
- South-Facing Courtyard Garden
- Attractive Front Garden With Railings

GUIDE PRICE £285,000

#### THE AGENT SAYS...

3 The Green is a delightful property with a most attractive facade, set back from the street with an enclosed front garden and within a stones throw of the village amenities. Inside the property is well-presented and ready to move into but has so much potential for the new owners to add their own stamp.

#### THE PROPERTY

The bright entrance hall has exposed stone with wood panelling and a practical tiled floor. Two doors lead into the open plan sitting/dining room (closing off one of these could perhaps increase the furniture layout options). At the front of the property is the sitting room which is nicely proportioned and could be a delightful snug. The dining area has a beautiful inglenook fireplace and a considered choice of furniture and placement would make this the stunning focal point it rightly should be.





At the rear of the property is the galley kitchen which is a great size. Off here is a small hall that leads to the WC and out to the garden.

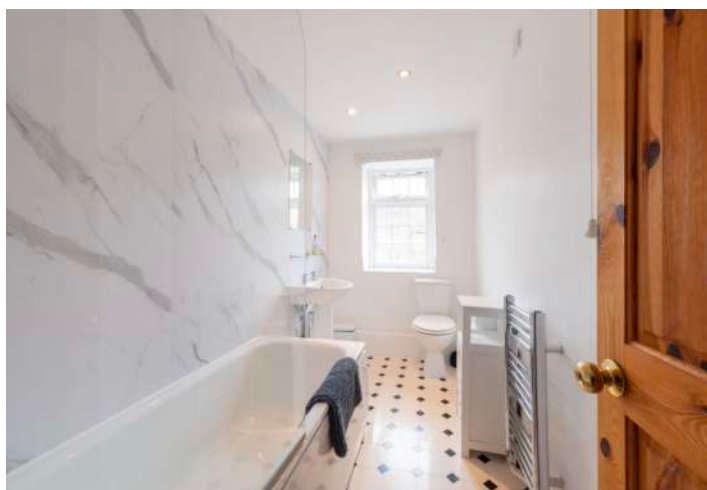
An enclosed staircase rises from the dining area to the first floor where there are two double bedrooms and the family bathroom. Both bedrooms benefit from plenty of built-in wardrobe space. There is also a useful linen cupboard on the landing. The smart bathroom has been recently renovated and needs nothing more than personalisation.

### OUTSIDE

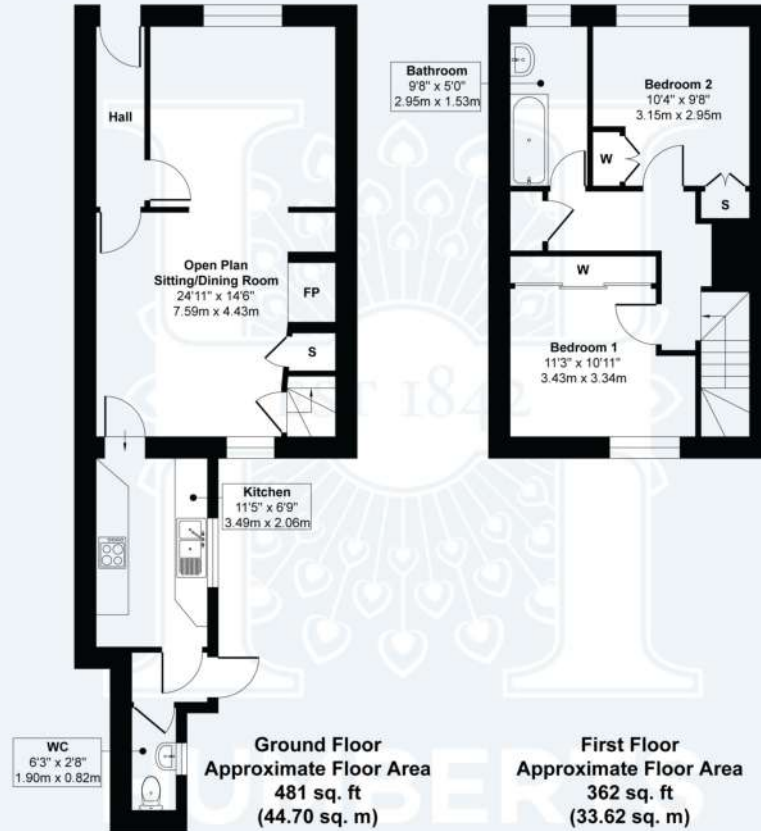
The front garden is laid to gravel with planted borders. Railings separate the property from the street and a paved path leads to the entrance. At the rear is a lovely sunny courtyard enclosed by low stone and brick walls with borders below. At the far end is a small lean-to log store.

### SURROUNDING AREA

Martock is an attractive and popular large village located close to the A303 and within easy commuting distance of both Yeovil and Taunton. The village has an excellent range of shops and amenities including a primary school, doctors' surgery, dentist, butcher, bakery, Co-op, pharmacy, hairdressers etc. The surrounding countryside is rich in heritage with many footpaths and bridleways to enjoy.



## The Green, Martock, Somerset, TA12



**Approximate Gross Internal Floor Area 843 sq. ft / 78.32 sq. m**

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### DIRECTIONS

From the A303 Stoke-sub-Hamdon junction follow the lane into the village passing the church on your left-hand side. At the Pinnacle turn right into East Street and the cottage will be found on the right-hand side.

### SERVICES

Mains electricity, water and drainage. Gas-fired central heating with radiators.

### LOCAL AUTHORITY

South Somerset District Council - Band C

### ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

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