



8 Newtown  
Coat Road, Martock, TA12 6EX

GeorgeJames PROPERTIES

# 8 Newtown

Coat Road, Martock, TA12 6EX

Guide Price - £189,950

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

A well presented two bedroom terrace house, the property has been improved and extended by the current owners and is offered in good condition. Accommodation includes two bedrooms and bathroom to the first floor, sitting room with multi-fuel stove and a lovely bright extended kitchen/dining room. There is off road parking to the front and large gardens to the rear extending to approximately 90ft.

## 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.

## Services

Mains water, drainage, gas and electricity are all connected. Council tax band B. Gas fired central heating to radiators via a gas combination boiler.

## Entrance Hall

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

## Sitting Room 13' 7" x 11' 1" (4.14m x 3.38m)

With window to the front, radiator and hamstone fireplace with cast iron multi-fuel stove.

## Kitchen/Dining Room 14' 0" x 13' 3" (4.26m x 4.03m)

With roof window to the rear and French doors to the rear garden. Newly fitted kitchen comprising base and wall mounted units. One and a half bowl sink unit, space for cooker with stainless steel extractor hood over.



## Landing

**Bedroom 1** 14' 2" x 10' 4" (4.31m x 3.16m)

With window to the front and radiator.

**Bedroom 2** 10' 8" x 6' 11" (3.26m x 2.12m)

With window to the rear and radiator.

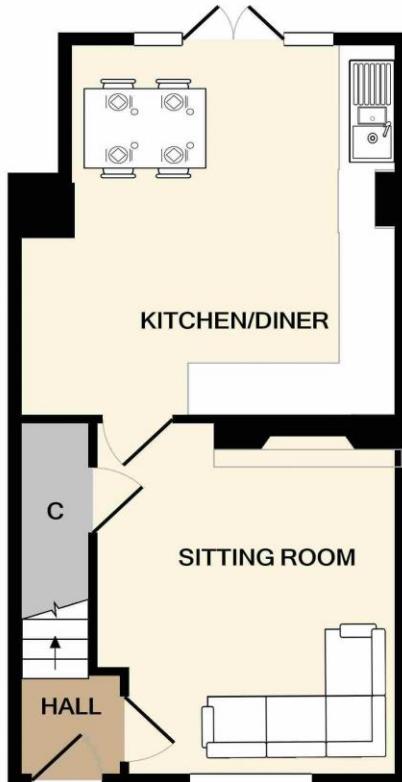
## Bathroom

With window to the rear, radiator, bathroom suite comprising low level WC, wash hand basin and 'P' shaped bath with mains shower over. Built in airing cupboard with shelving and heater.

## Outside

To the front of the property there is off road parking for two vehicles. The rear garden is approximately 90ft in length with patio area, lawned with path leading to a further patio with two garden sheds. A gated right of way across the garden exists for neighbours.



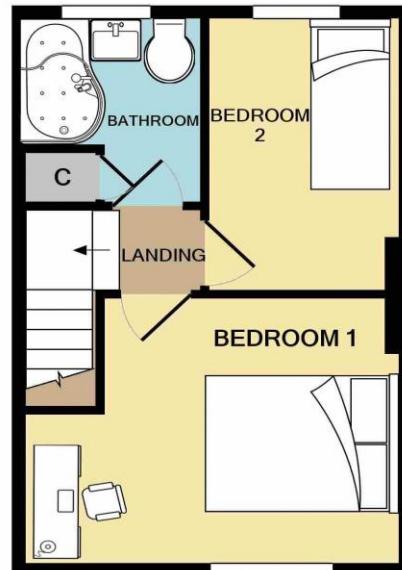


GROUND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.1 SQ.M.)

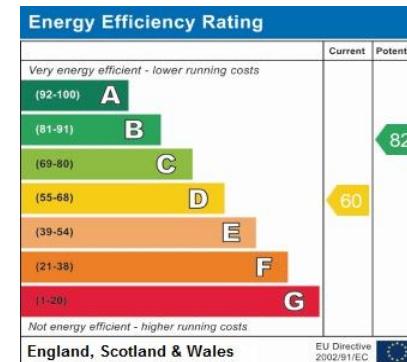
TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 285 SQ.FT.  
(26.5 SQ.M.)



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