

Towers Wills

Town & Country

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The Byre, 1 Ash Croft, Ash, Martock, Somerset TA12 6PH

£365,000

Towers Wills welcome to market this delightful semi-detached home, situated in the sought-after village of Ash, near Martock. Converted in 1994, this three-bed property maintains some delightful, character features such as exposed wooden beams, lead lined windows and large stone-built fireplace. The property benefits from; off-road parking, large entrance hall/dining area, kitchen, sitting room, conservatory that opens to the enclosed courtyard garden, study, downstairs wc/shower room and master bedroom. Upstairs, two further double bedrooms and bathroom. Finally, a double garage and a large loft space could offer (subject to planning) an exciting opportunity to extend.

Entrance Hall/Dining Area 6.53m x 3.30m – maximum measurements
With radiator, stairs leading to the first floor, door and windows to the side, single glazed window to the front and exposed wooden beams.

Sitting Room 5.95m x 4.57m – maximum measurements
Single glazed French doors to the rear conservatory, single glazed window to the rear, Inglenook fireplace with electric log burner, radiator and exposed wooden beams.

Kitchen 3.32m x 3.29m
Comprising of a range of wall, base and drawer units, work surface with one and a half bowl sink/drainers, single glazed window to the front, radiator, space for washing machine, space for dishwasher, integrated electric hob with cookerhood over, integrated electric oven and space for fridge freezer.

Internal Hallway
Includes loft hatch, airing cupboard with tank and the hallway opens to the large loft space, providing potential for loft conversion, subject to relevant planning permission.

Shower Room 1.86m x 2.66m
Comprising shower cubicle, wash hand basin, heated towel rail, wash hand basin, w.c, shaver point and extractor fan.

Study 2.54m x 2.67m – maximum measurements
Single glazed window to the rear, radiator, built-in wardrobe and oil-fired central heating boiler.

Bedroom One 5.54m x 2.73m – maximum measurements
Single glazed window to the rear, radiator and serving hatch to the kitchen.

Conservatory 2.84m x 3.22m
Two double glazed French doors to the sides and double glazed window to the rear.

First Floor Landing
Includes single glazed window to the rear.

Bathroom 1.42m x 2.82m (restricted head height)
Comprising bath with mixer tap shower, wash hand basin, w.c, single glazed window to the front and radiator.

Bedroom Two 3.39m x 3.36m (restricted head height)
Single glazed window to the front and radiator.

Bedroom Three 3.35m x 3.31m – maximum measurements
Single glazed window to the side and built-in wardrobe.

Front Garden
To the front of the property there is driveway parking in front of the garage.

Key Features

- Semi-Detached
- Sought-after Village Location
- Character Features
- Three Bedrooms
- Double Garage
- Driveway
- Enclosed Courtyard Garden

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Rear Garden

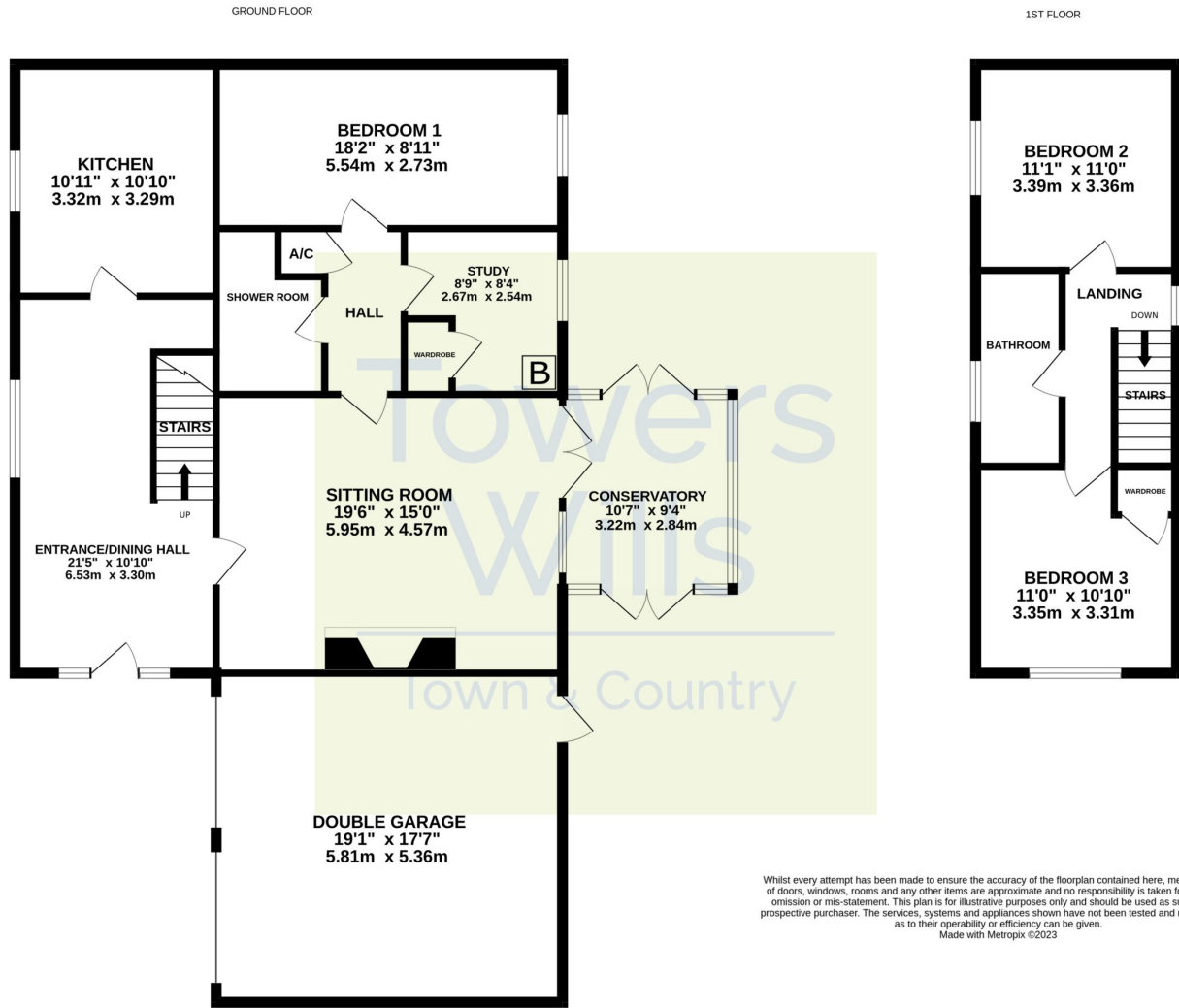
The rear garden is largely laid to gravel with mature shrubs, outside tap, oil tank and personal door leading to the double garage.

Double Garage 5.36m x 5.81m

With two electric 'up and over' doors, power, light and rear personal door.



Floor Plan



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