

# Towers Wills

Town & Country

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## Gummer Cottage, Folly Road, Kingsbury Episcopi, Martock, Somerset TA12 6AT

**£400,000**

Towers Wills are delighted to present this characterful yet spacious cottage benefiting from; a light and airy kitchen/diner/living area, utility, downstairs WC, sitting room with study area, three bedrooms with walk in wardrobe to the master and family bathroom. Outside property has a charming garden, driveway parking and a large garage/workshop. Kingsbury Episcopi was crowned 'Somerset Village of the Year 2018' and offers a range of local facilities including a shop with cafe and Post Office, recreation ground, two churches and a primary school in nearby Stembridge. One not to miss!

## Storm Porch

With doors leading to both porch and utility room.

## Porch 1.26m x 1.92m

With double glazed window to the front, door to the front and leading to the sitting room and study area.

## Sitting Room 3.49m x 4.48m – maximum measurements

Double glazed window to the side, fireplace with log burner, blue lias stone flooring and open archway to the study area.

## Study Area 2.32m x 3.58m – maximum measurements

Double glazed window to the side, radiator and under stairs storage.

## Open Plan Kitchen/Diner/Living area

### Living/Dining Area 3.61m x 5.41m – maximum measurements

Double glazed windows to the side and front, double glazed French doors to the rear garden and two radiators.

### Kitchen Area 2.60m x 3.28m

Comprising of a range of wall, base and drawer units, solid granite work tops with Butler sink and drainer, double glazed window to the side, double glazed velux to the side, space for Range style cooker with seven ring LPG gas hob, electric oven and extractor over and space for under counter fridge.

### Utility Room 2.46m x 2.00m – maximum measurements

Double glazed window to the front, door to the front, radiator, space for washing machine, space for dryer, space for freezer and door leading to the downstairs w.c.

## Downstairs W.C

Double glazed window to the front, wash hand basin and w.c.

## First Floor Landing

With cupboard and loft hatch.

## Bedroom One 5.08m x 3.32m – maximum measurements

Double glazed windows to the side and front, radiator and walk-in wardrobe.

## Bathroom

Suite comprising corner bath with mixer tap shower, separate shower cubicle, wash hand basin, w.c, double glazed window to the front and heated towel rail.

## Bedroom Two 3.37m x 2.31m – maximum measurements

Double glazed window to the side and radiator.

## Bedroom Three 2.30m x 2.64m – maximum measurements

Double glazed window to the side and radiator.

## Front Garden

## Key Features

- Highly Sought-After Village Location
- Semi-Detached Cottage
- Three Bedrooms
- Large Garage/Workshop
- Delightful Garden

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The front of the property sits alongside Folly Road with driveway for three/four vehicles, in turn leads to the garage.

**Garage** 5.03m x 3.80m

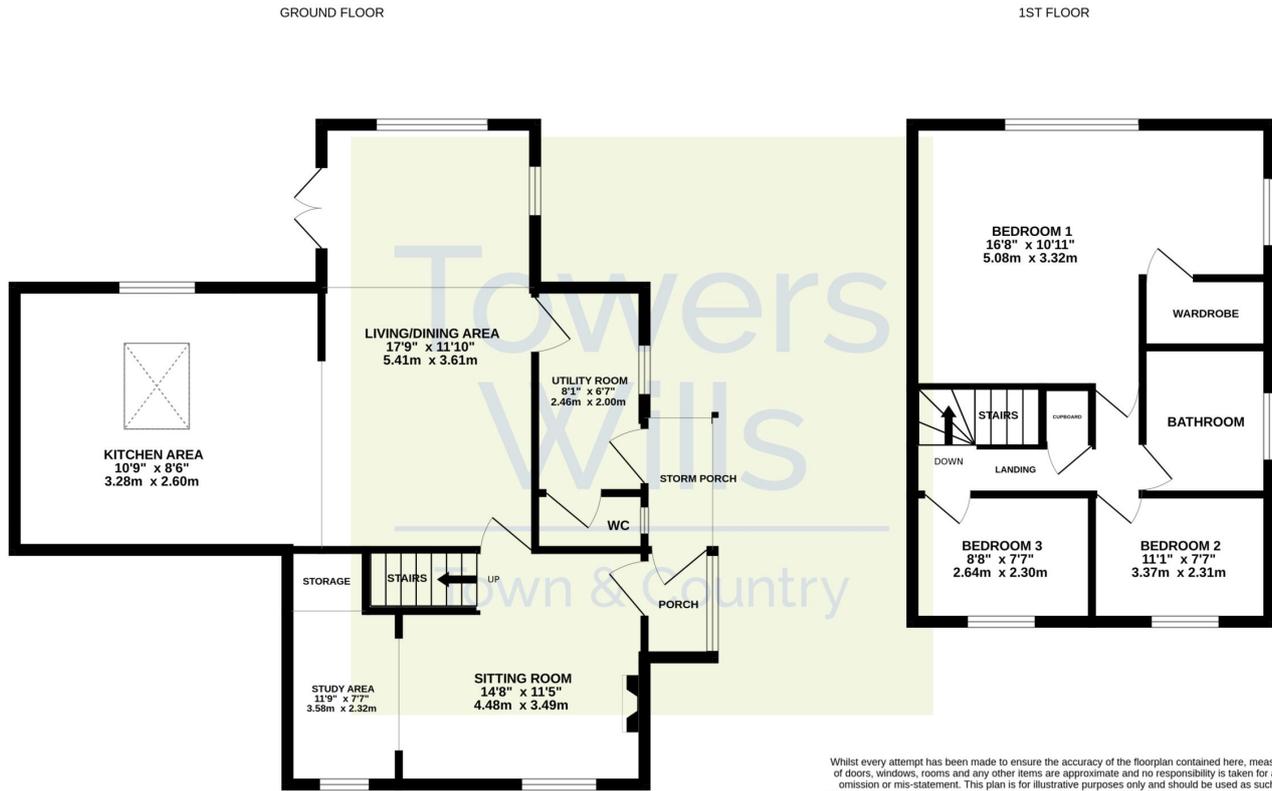
A large garage with wooden 'barn style' doors, single glazed window to the side, personal door to the garden, power, light and eaves storage.

**Rear Garden**

The rear garden is mainly laid to lawn with patio and decked seating areas, planted beds with mature shrubs, outside tap, wooden summerhouse, oil tank and LPG gas tanks for the hob. There is a useful lean-to/store area at the rear of the garage and a bin store area to the side of the garage.



# Floor Plan



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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