



ENGLISH
HOMES



Limbury Terrace, Martock, Somerset, TA12

Guide Price: £395,000

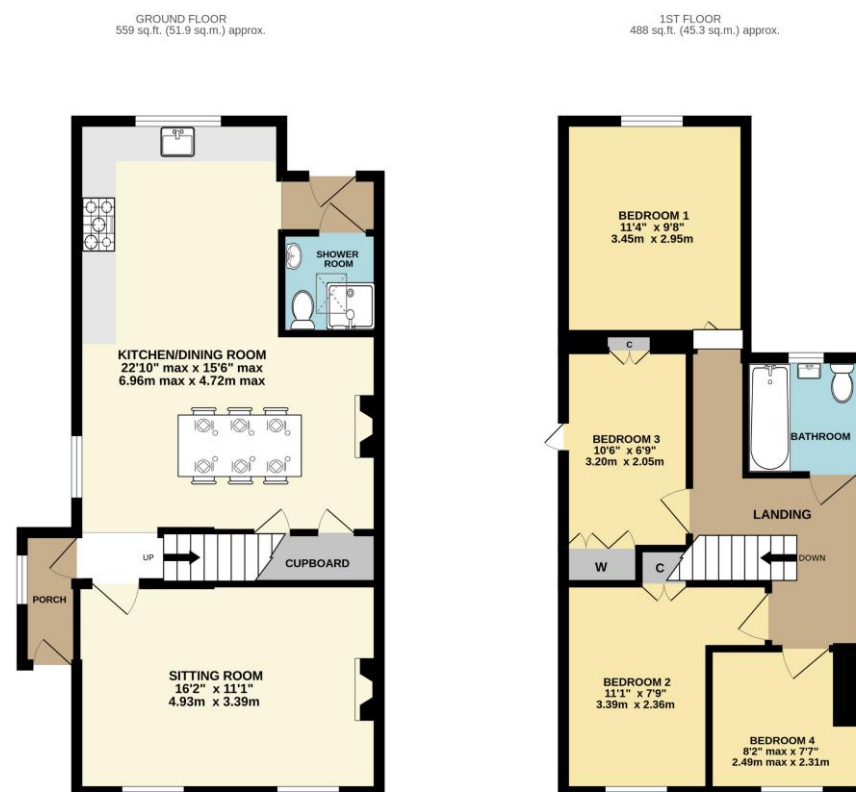
Freehold

Limbury Terrace, Martock, Somerset, TA12

We are delighted to be marketing this beautiful Hamstone family home, close the centre of Martock and its amenities. Situated in a quiet cul-de-sac 1 Limbury Terrace is in the enviable position of being end of terrace with a lovely aspect, the pretty front paved courtyard garden is enclosed by a stone wall and is perfect for pots or bedding plants.

The accommodation, in summary, comprises, covered Porch, Sitting room, Kitchen/dining room, downstairs shower room/WC, four bedrooms and Family bathroom. The downstairs reception rooms have beautiful, engineered Oak flooring running throughout with exposed Hamstone walls making these rooms particularly warm and inviting. Woodburning stoves have been installed in both the Dining room and Sitting rooms.

To the rear of the property is a small area of lawn with an oak-framed alfresco dining area with slate roof. The garden is planted with shrubs and herbaceous borders. There is a paved terrace area which runs along the length of the rear elevation. The garden is enclosed by a Hamstone wall on one side and fence panels on the other making it secure and private. At the side of the house there is a wooden, open fronted outbuilding, perfect for storing bikes, lawnmowers etc. There is gated access from the front of the house to the side and a gate which leads to the parking area. The property has two off-road allocated parking spaces.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.
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 errors, omission or mis-statements. 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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