



3 bed terraced house to buy in

Bower Hinton, Martock, Somerset, TA12 6LG

£210,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ BEING SOLD VIA ONLINE UNCONDITIONAL AUCTION
- ✓ Hamstone Period Cottage
- ✓ Lovely rear terrace and garden
- ✓ Utility room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale Online Bidding

Terms & Conditions Apply

Starting Bid: £210,000

For further information, contact Pattinson Auctions on or email .

Viewings are arranged through English Homes on or .

Charming Three-Bedroom Cottage in a Prime Village Location

A rare opportunity to acquire a delightful character cottage situated in the highly sought-after village of Bower Hinton. Brimming with period charm and offering generous living accommodation throughout, this attractive home combines traditional cottage features with modern-day comfort.

143 Bower Hinton enjoys an enviable village setting and briefly comprises: an entrance porch, sitting room, open-plan kitchen/dining room, utility room, two double bedrooms, a single bedroom/home office, family bathroom, rear terrace, and a beautifully established cottage-style garden.

Accommodation

Stone steps lead from the road to the front entrance.

Entrance Porch

A spacious and welcoming porch with tiled flooring and a front-facing window, providing an ideal space for coats and footwear.

Sitting Room: 18'10 x 12'10

A bright and inviting reception room featuring a stunning Hamstone fireplace with oak mantel and inset wood-burning stove, creating a wonderful focal point. Characterful window seat to the front elevation, doors opening onto the rear terrace, useful under-stairs storage, and radiator.

Kitchen: 19'0 x 7'9

A charming and sociable space with a front-facing window seat and a range of fitted wall and base units. The kitchen is equipped with a Flavel six-burner gas range cooker with oven and grill, Bosch dishwasher, and space for a larder-style fridge/freezer.

Dining Room: 11'6 x 6'7

Steps lead to the open-plan dining area, which offers ample space for a family dining table and chairs, with doors opening directly onto the terrace, making it perfect for entertaining. Radiators.

Utility Room:

A practical utility space with plumbing for a washing machine and housing the recently installed Baxi combination boiler. Rear-facing window.

First Floor:

Stairs rise from the sitting room to the first-floor landing, which provides access to the loft space.

Bedroom One: 12'7 x 8'10

A generous double bedroom with fitted wardrobes, radiator, and front-facing window.

Bedroom Two: 10'3 x 7'9

A further double bedroom featuring an airing/storage cupboard, radiator, and front-facing window.

Bedroom Three / Home Office: 7'2 x 6'9

A versatile single bedroom, ideal as a child's room, guest room, or home office. Rear-facing window and radiator.

Family Bathroom:

Fitted with a modern vanity unit housing the W/C and wash hand basin with plenty of storage, bath, shower cubicle, mirrored wall mounted cabinet, window the rear garden.

Outside:

The property benefits from a delightful and well-established rear garden, offering an attractive combination of lawn, mature planting, and patio areas. The garden provides a peaceful and private setting, ideal for relaxing, gardening, or outdoor entertaining.

To the front of the property, there is on-road parking available.

Summary:

This charming village cottage presents an excellent opportunity for buyers seeking character, outdoor space, and a desirable Somerset village location. With its period features, versatile accommodation, and beautiful garden, 143 Bower Hinton offers a wonderful place to call home.

Property information:

Tenure: Freehold

EPC: D

Council Tax Band: C

All mains services are connected

Gas central heating and double glazing throughout

Flood Risk: Very low from all sources

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £210,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

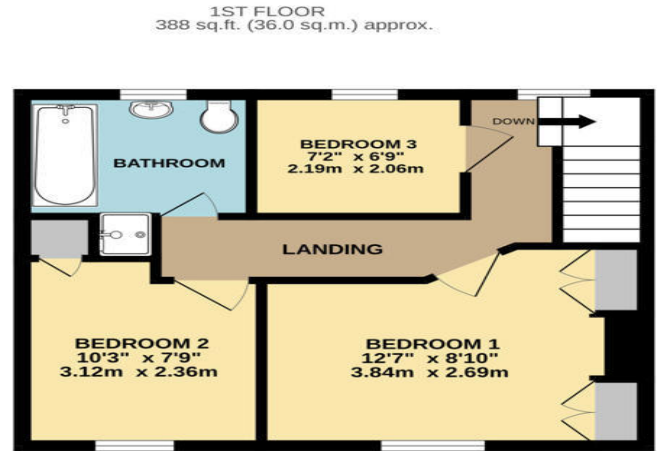
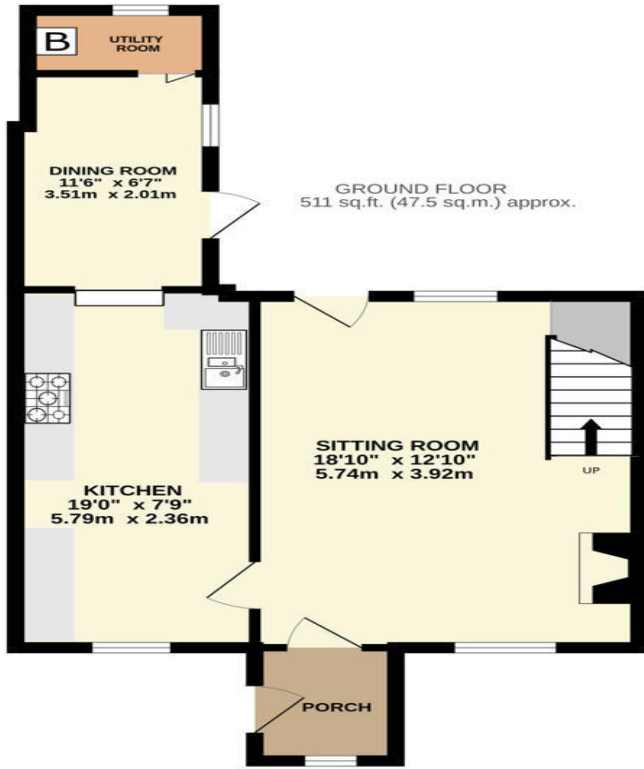
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Bower Hinton, Martock, Somerset, TA12 6LG

Contact your local branch today for more information on this property:

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