



To Let

Martock, TA12 6HY

Monthly Rental Of £950



ORCHARDS
ESTATES

Semi detached family home in the sought after location of Martock with the added benefit of two allocated parking spaces. The accommodation comprises spacious living room, modern fitted kitchen and useful downstairs cloakroom. Upstairs are two double bedrooms and the family bathroom. To the side of the property are two allocated parking spaces and to the rear is an enclosed garden.

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LOCATION

The property is situated in the small country town of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, bank, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Entrance Hall

Double glazed door to front, laminate flooring, stairs to first floor and radiator.

Living Room - 14' 0" x 11' 9" (4.27m x 3.59m)

Double glazed patio doors to rear, under stairs cupboard, laminate flooring and two radiators.

Kitchen - 9' 3" x 5' 6" (2.83m x 1.68m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink unit, electric hob with extractor over, electric oven, plumbing for washing machine, space for fridge/freezer, tiled splash backs and gas boiler.

Cloakroom

Front aspect double glazed window, wash hand basin, WC and radiator.

Landing

Access to loft and doors to:

Bedroom One - 11' 9" x 8' 1" (3.58m x 2.47m)

Rear aspect double glazed window, laid to carpet and radiator.

Bedroom Two - 11' 9" x 8' 0" (3.57m x 2.43m)

Front aspect double glazed window, laid to carpet and radiator.

Bathroom

Side aspect double glazed window, laminate flooring, bath with shower over and mixer taps, wash hand basin, WC, shaver point, extractor fan and radiator.

Parking

Two allocated parking spaces.

Rear Garden

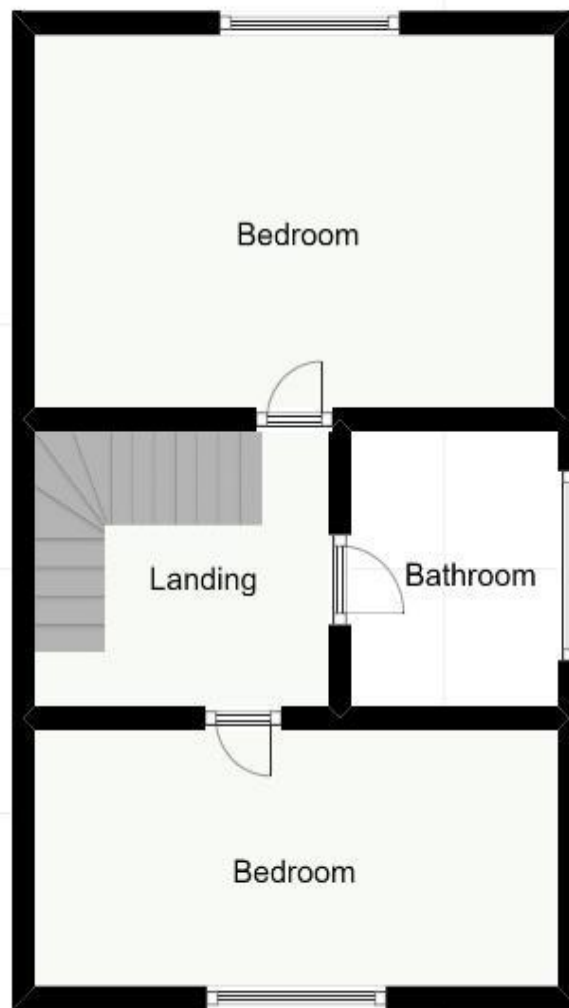
Initial patio area leading to shingle and onto further decking enclosed by fencing with gated access to side.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

From Martock town centre and North Street take the exit for East Street past the Post Office, follow this road and take the left into Foldhill Lane. Turn left into Moorlands Park. Keep to the right and into Moorlands Close. The property will be situated on your right hand side.



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.