



**FOR SALE**

Martock, TA12 6PG

£310,000



**ORCHARDS**  
ESTATES

This four bedroom detached family home is situated in a quiet residential area on the edge of the large sought after village of Martock. The property is set at the beginning of a private cul de sac with the drive offering parking for several cars. Entering the property is through the front porch with cloakroom to the side and then into the wide entrance hallway which is currently being used as a dining room. To the left is the kitchen with access to the rear utility room and the family study/ TV room. To the right of the entrance room is a rather large sitting room with front aspect windows, rear aspect patio doors opening up into the garden. Upstairs are four bedrooms, a family bathroom, airing cupboard and a separate cloakroom. To the rear the enclosed garden offering patio, lawned area and raised decking to suit all of the families activities.

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## LOCATION

The property is situated in the large village of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, 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 Porch

Double glazed door to front

**Entrance Hall/Dining Room** - 13' 9" x 10' 5" (4.19m x 3.17m)

Flooring laid to laminate, double glazed to rear, radiator, stairs to first floor

**Living Room** - 17' 7" x 11' 9" (5.36m x 3.58m)

Front aspect double glazed window, gas fire, radiator, laid to carpet and double glazed patio door leading to garden,

**Kitchen** - 17' 7" x 8' 9" (5.36m x 2.66m)

Fitting kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, integrated oven with gas hob, space for fridge freezer, plumbing for dishwasher, laminate flooring, tiled splash back and double glazed windows to rear and front.

### Cloak Room

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

**Study/TV Room** - 15' 3" x 8' 4" (4.64m x 2.54m)

Front and side aspect double glazed windows, laminate flooring and radiator.

**Utility Room** - 9' 3" x 5' 5" (2.82m x 1.65m)

Rear aspect double glazed window with door leading to garden, laminate flooring, wall and base units with worktop covering, plumbing for washing machine and space for tumble dryer and gas boiler.

### First Floor Landing

Laid to carpet, radiator, airing cupboard and loft access.

**Bedroom One** - 11' 8" x 10' 0" (3.55m x 3.05m)

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

**Bedroom Two** - 11' 0" x 8' 9" (3.35m x 2.66m)

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

**Bedroom Three** - 11' 1" x 7' 3" (3.38m x 2.21m)

Rear aspect double glazed window, cupboard over the stairs, laid to carpet and radiator.

**Bedroom Four** - 8' 6" x 7' 2" (2.59m x 2.18m)

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

### Upstairs Toilet

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

### Bathroom

Front aspect double glazed window, flooring laid to tile, bath with shower over, WC and separate wash hand basin with vanity cupboard, extractor fan and towel rail.

### Front Garden

Laid to lawn with a concrete area that provides parking, extra gravel space to park and step up to the entrance porch.

### Rear Garden

Initial patio leading to lawned area with raised decking, outside tap and enclosed by fencing.

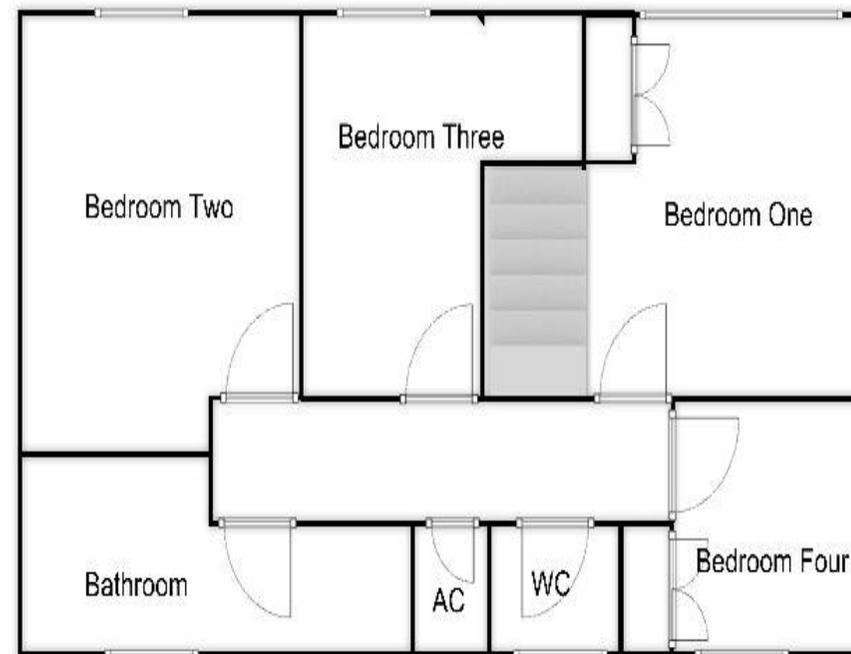
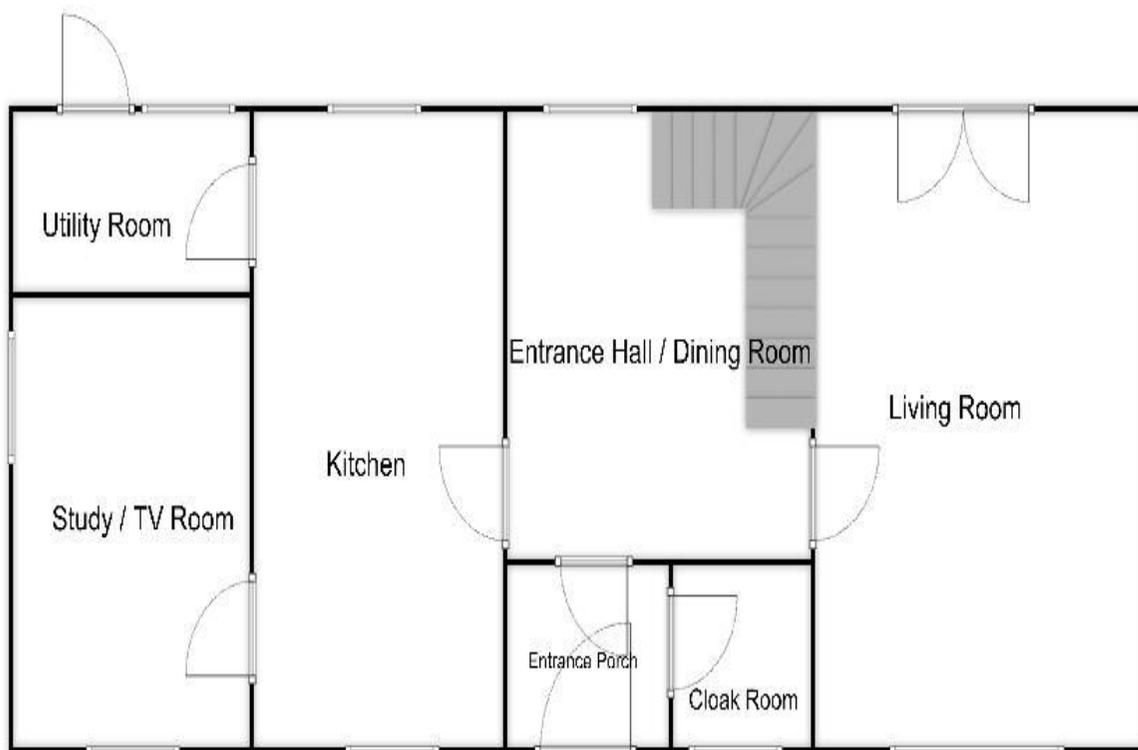
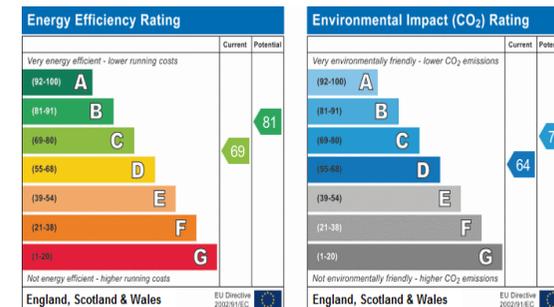


### Agents Note

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. All available 24/7 for your convenience. 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.

### Directions

From Martock centre and North Street take the exit for East Street past the Post Office. Continue along this road and take the 3rd turning on the left into Bearley Road. The property can be found on the left at the beginning of the cul de sac.



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www.orchardsestates.com



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