



To Let

Martock, TA12 6HQ

Monthly Rental Of £950



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ESTATES

Modern end of terrace home in sought after location within easy reach of the amenities of Martock with the added benefit of 2 allocated parking spaces. The accommodation comprises a spacious lounge/diner and a modern fitted kitchen on the ground floor. Upstairs are two double bedrooms and a family bathroom. To the rear of the property is a private enclosed garden.

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LOCATION

The property is situated in the large sought after 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. Martock 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, radiator and stairs to first floor.

Lounge/Diner - 16' 0" x 13' 7" (4.88m x 4.14m)

Rear aspect double glazed window, laminate flooring, wall lights, radiator and double glazed door to garden.

Kitchen - 11' 0" x 7' 1" (3.36m x 2.16m)

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

Landing

Access to loft and doors to:

Bedroom One - 13' 7" x 10' 3" (4.14m x 3.12m)

Two rear aspect double glazed windows and radiator.

Bedroom Two - 13' 7" x 9' 10" (4.14m x 3m)

Two front aspect double glazed windows and radiator.

Bathroom

Bath with shower over, laminate flooring, wash hand basin with vanity unit, WC, extractor fan and radiator.

Rear Garden

Initial patio leading to shingle area and lawn with raised beds and gated access enclosed by fencing.

Parking

Two allocated parking spaces.

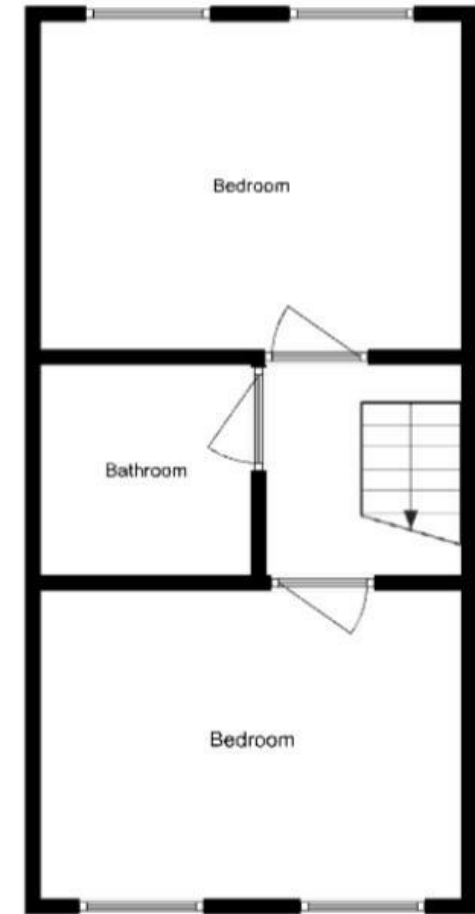
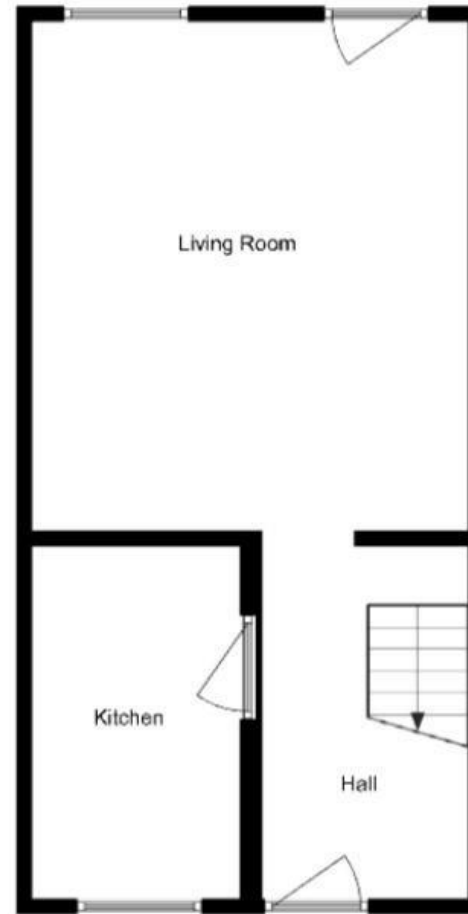
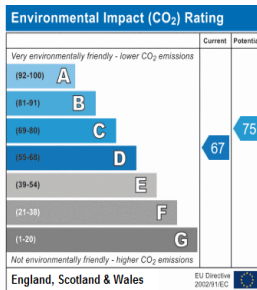
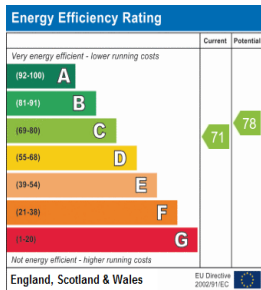
AGENTS NOTE

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.



Directions

From the centre of Martock, follow North Street on the B3165. The entrance to Cedar Court will be on your left. Follow the road round to the left and the property will be found in front of you.



01460 477977 or 01935 277977



www.orchardsestates.com

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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.