



**FOR SALE**

Milton, Martock, TA12 6AL

£299,950



**Full video walk - through**



**ORCHARDS**  
ESTATES



Delightful character cottage situated in the quiet hamlet of Milton and yet within easy reach of the amenities of Martock. The property is offered with no chain and comes with the added benefit of a garage. The beautifully presented accommodation comprises lounge/diner with log burner and modern fitted kitchen. Upstairs are two double bedrooms and a shower room. The mature landscaped garden has been designed to offer a tranquil retreat where you can sit and relax amongst a varied array of shrubs and flowers and backs onto open fields. There is also a garage located in a block at the end of the row of cottages.

£299,950



LOCATION

The property is situated in the small Hamlet of Milton which is located near Martock. The country town of Martock 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 3 miles away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

**Entrance Porch** - 5' 2" x 4' 7" (1.57m x 1.40m)  
Double glazed door to front and laid to coconut matting.

**Lounge/Diner** - 17' 10" x 16' 1" (5.43m x 4.90m)  
Front aspect double glazed window, feature fireplace with log burner, laid to sisal flooring and radiator.

**Kitchen** - 13' 11" x 9' 4" (4.24m x 2.84m)  
Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over and tall larder unit, electric hob, electric oven, integral washer/dryer, tiled splash backs, radiator and double glazed French doors to garden.

**Bedroom One** - 15' 4" x 8' 6" (4.67m x 2.59m)  
Front aspect double glazed window, built in wardrobe and radiator.

**Bedroom Two** - 9' 8" x 8' 7" (2.94m x 2.61m)  
Rear aspect double glazed window and radiator.

**Shower Room**  
Rear aspect double glazed window, walk in shower, wash hand basin with built in cupboard, WC, airing cupboard and heated towel rail.

**Garden**  
Initial patio area leading to a lawned garden with an array of trees and shrubs with garden shed and enclosed by fencing backing onto open fields.

**Tandem Garage**  
The tandem garage is located in a block at the end of the row of cottages.



5/30/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



#### AGENTS NOTE

Orchards Estates 24/7 Sales and Lettings - 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

Proceed out of Martock via the B3165. At the Stapleton cross roads turn right and then take the left turning into Milton Lane. The property can be found approximately half a mile on the left hand side.



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



**ORCHARDS**  
ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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.