



**FOR SALE**



**Full video walk - through**

Martock, TA12 6NL

**£695,000**



**ORCHARDS**  
ESTATES



Quietly positioned on a no through road within easy reach of local amenities and occupying a generous plot, is this spacious four bedroom detached family home with a generous garden and stunning countryside views. The well presented accommodation comprises spacious living room with French doors opening out to the garden, separate dining room, modern fitted kitchen and utility room. Upstairs are four good size bedrooms, en-suite and family bathroom. To the front of the property is a gated driveway providing off road parking for several cars. The amazing vast garden to the rear has been beautifully kept with an array of fruit trees and useful sheds.

£695,000





## 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 and window to front, side aspect single glazed round window, laid to carpet and single glazed door into entrance hall.

### Entrance Hall

Stairs to first floor, laid to carpet and under stairs cupboard.

**Sitting Room** - 18' 10" x 10' 11" (5.753m x 3.322m)

Front aspect double glazed window with window seat and storage below, feature fireplace with gas fire, laid to carpet, wall lights, radiator and double glazed French doors to garden.

**Dining Room** - 13' 11" x 12' 5" (4.241m x 3.789m)

Double glazed sliding patio doors to garden, serving hatch to kitchen, understairs storage cupboard, laid to carpet and radiator.

**Kitchen** - 11' 0" x 12' 3" (3.343m x 3.736m)

Rear aspect double glazed window with stunning views, side aspect double glazed window, fitted kitchen comprising a range of wall and base units, with worktops over, one and a half bowl sink, plumbing for dishwasher, gas hob, double oven, space for under counter fridge, tiled splashbacks, Flotex flooring and door to utility room.

**Utility Room** - 7' 8" x 8' 6" (2.328m x 2.583m)

Side aspect double glazed window, single bowl sink and drainer, range of wall and base units with worktop over, pantry cupboard, space for under counter freezer, plumbing for washing machine, vinyl flooring and double glazed door to side.

### Landing

Stairs split leading to the master bedroom one way and the other bedrooms the other. The main landing has a front aspect double glazed window, airing cupboard housing hot water tank, access to loft (half boarded with ladder and light) and laid to carpet.

**Master Bedroom** - 12' 4" x 11' 9" (3.767m x 3.593m)

Rear aspect double glazed window with stunning views, built in double wardrobe, wall lights, laid to carpet, radiator.

### En-Suite

Front aspect double glazed window, bath, wash hand basin, WC, half tiled walls, built in base unit, laid to carpet and radiator.

**Bedroom Two** - 11' 10" x 10' 6" (3.596m x 3.190m)

Front aspect double glazed window, built in wardrobes, storage cupboard, laid to carpet and radiator.



#### Bedroom Three - 10' 11" x 9' 8" (3.332m x 2.939m)

Rear aspect double glazed window with stunning views, built in wardrobe, laid to carpet and radiator.

#### Bedroom Four - 12' 4" x 7' 0" (3.764m x 2.132m)

Rear aspect double glazed window with stunning views, built in wardrobe, laid to carpet and radiator.

#### Bathroom

Rear aspect double glazed window, bath with electric shower over, wash hand basin, WC, half tiled walls, shaver socket, vinyl flooring and radiator.

#### Garage 20' 4" x 9' 0" (6.186m x 2.753m)

Up and over door to front, power and lighting. Personal door to rear.

#### Craft/Hobby Room 15' 7" x 8' 3" (4.741m x 2.515m)

Side and rear aspect double glazed windows, power and lighting and laid to carpet. Door to WC. Door to garage.

#### WC

Rear aspect double glazed window, WC, wash hand basin and vinyl flooring.

#### Driveway

Paved driveway accessed via gate providing off road parking for several cars.

#### Front Garden

Mainly laid to lawn with planted borders enclosed by hedges with gated access to side.

#### Rear Garden

Initial patio area leading to a generous lawned garden with an array of fruit trees and sheds enclosed by hedges with gated access to side.

#### Directions

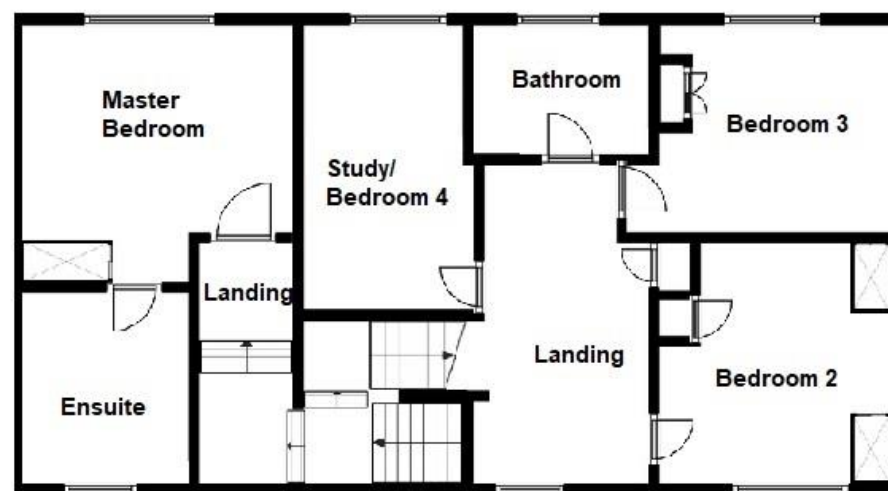
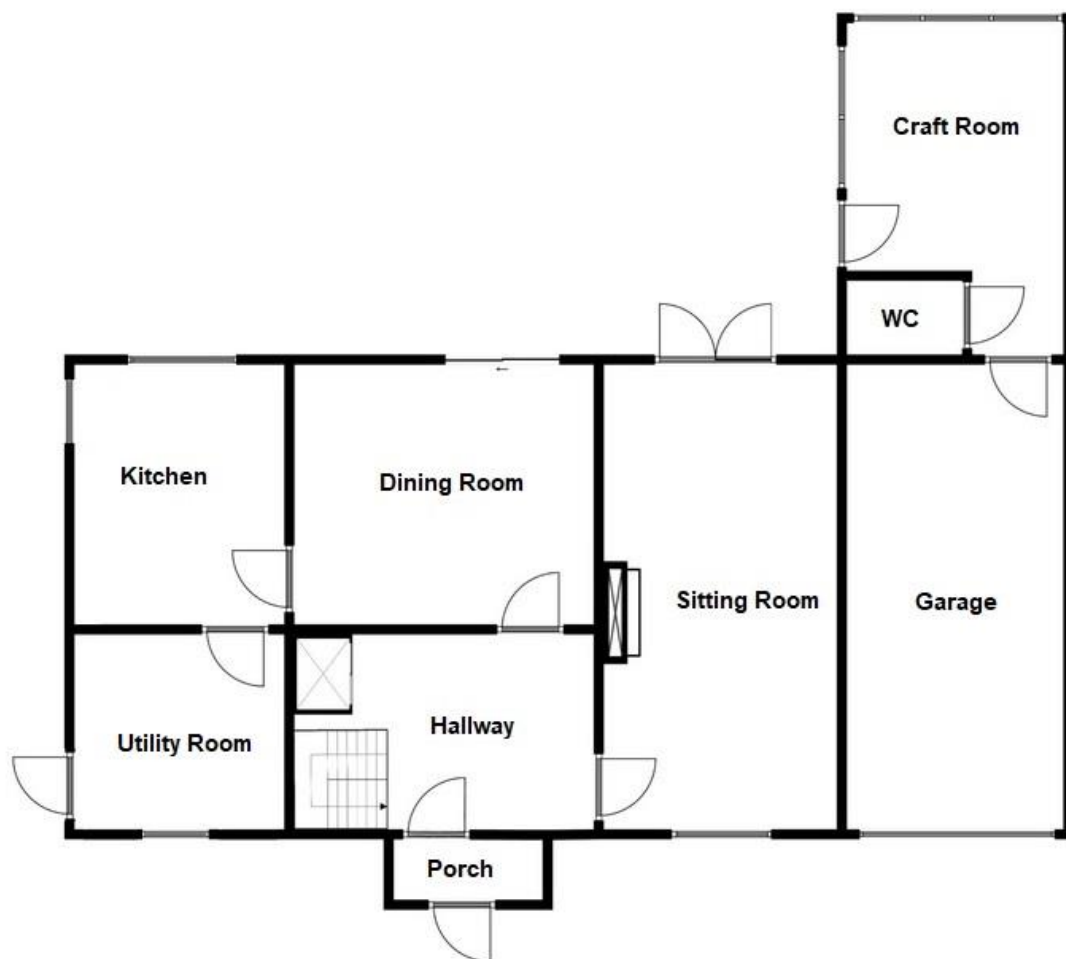
From the centre of Martock proceed along North Street and turn into East Street past the Post Office on your right. Continue to the end of this road where the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

#### 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.

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.



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