



To Let

Martock, TA12 6ER

Monthly Rental Of £1,000



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ESTATES

Situated within easy walking distance of local amenities and presented in excellent order, having undergone complete renovation, this two bedroom home is a must see. The accommodation comprises generous open plan kitchen/sitting/dining room with patio doors opening out to the garden. Upstairs are two bedrooms and a spacious family bathroom. To the rear of the property is a private enclosed garden with gate leading out to the allocated parking spaces.

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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.

Kitchen/Sitting/Dining Room - 22' 7" x 13' 2" (6.885m x 4.007m)

Open plan with double glazed door to front, laminate style luxury vinyl flooring, front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl stainless steel sink, gas hob with extractor over, electric oven, integrated fridge and freezer, plumbing and space for washing machine, spot lights, tiled splash backs, two vertical radiators, stairs to first floor, under stairs cupboard and double glazed patio doors to garden.

Landing

Laid to carpet and doors to:

Bedroom One - 9' 11" x 9' 8" (3.034m x 2.935m)

Rear aspect double glazed window, laid to carpet, radiator, storage cupboard and alcove with shelving.

Bedroom Two - 12' 5" x 6' 4" (3.774m x 1.933m)

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

Bathroom - 8' 11" x 6' 5" (2.716m x 1.968m)

Front aspect double glazed window, bath with mixer tap, separate shower cubicle, wall hung wash hand basin, WC, extractor fan, fully tiled walls, luxury vinyl tiled floor and chrome heated towel rail.

Front Garden

Accessed via a gate with pathway to front door and gravelled areas to both sides, store housing meters enclosed by wall.

Rear Garden

Initial patio with steps up to a lawned area and shed, planted borders, enclosed by fence with gated access to rear.

Parking

Allocated parking to rear of the property with gated access to garden.

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.

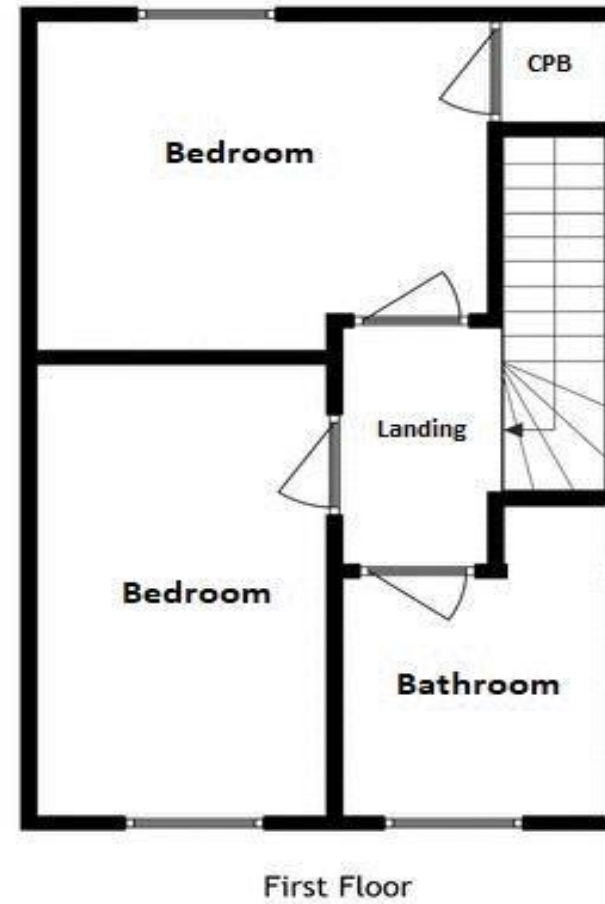
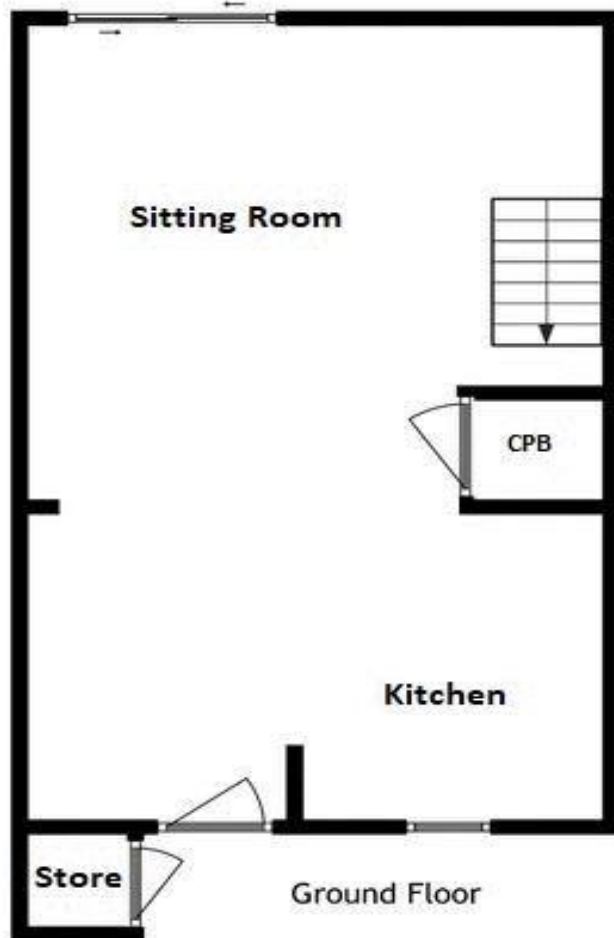


Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References 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.

Directions

From the centre of Martock, continue along North Street and the property will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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