



FOR SALE



Full video walk - through

Stembridge, Martock, TA12 6BN
Offers in Excess of £300,000



ORCHARDS
ESTATES

Deceptively spacious three bedroom semi detached family home with off road parking and large garage/workshop in the highly sought after village of Stembridge. The well presented accommodation comprises spacious living room through to a dining area, a modern fitted kitchen/diner, useful utility room and downstairs WC. Upstairs are three bedrooms and the family bathroom. To the front of the property is a layby providing parking for up to 2 cars with gated access to a shared driveway and a lawned area. A gate at the end of the shared driveway opens up to a parking area, an extensive garage/workshop and a generous garden. An early viewing comes highly recommended to fully appreciate all that is on offer in this great location.



Offers in Excess of £300,000



LOCATION

Stembridge is a small semi-rural village situated within easy reach of the larger villages of South Petherton (3 miles), Martock (5 miles) and Langport (5 miles). The village offers a well-regarded infants school and public house and is currently situated within Huish Academy catchment area. The nearby village of Kingsbury Episcopi offers a village shop, recreation ground, church and public house. The A303 can be joined at either South Petherton or Martock and the larger more commercial centres can be found at Yeovil (13 miles) and Taunton (17 miles).

Entrance Hall

Double glazed door to front, stairs to first floor, laid to carpet and doors to:

Lounge/Diner - 25' 6" x 9' 6" (7.78m x 2.89m)

Front aspect double glazed window, feature fireplace, laid to carpet, two radiators, archway to dining area and double glazed French doors to garden.

Kitchen/Diner - 16' 3" x 9' 2" (4.96m x 2.79m)

Front and side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob with extractor over, double electric oven, plumbing for dishwasher, tiled floor, larder, tiled splash backs and door to under stairs cupboard.

Utility Room - 10' 8" x 8' 11" (3.26m x 2.71m) 'L' shaped

Rear aspect double glazed window, tiled flooring, space for tumble dryer, plumbing for washing machine, oil boiler, tiled flooring, radiator and double glazed door to rear.

Cloakroom - 4' 6" x 3' 11" (1.37m x 1.2m)

Side aspect double glazed window, wash hand basin, WC, tiled flooring and half tiled walls.

Landing

Access to loft, radiator and doors to:

Bedroom One - 15' 11" x 9' 4" (4.84m x 2.84m)

Front aspect double glazed window, range of built in wardrobes and cupboards, laid to carpet and radiator.

Bedroom Two - 13' 3" x 7' 0" (4.04m x 2.13m)

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

Bedroom Three - 7' 10" x 7' 10" (2.39m x 2.38m)

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

Bathroom - 10' 8" x 8' 10" (3.26m x 2.7m)

Rear aspect double glazed window, corner bath, shower cubicle with electric shower, pedestal wash hand basin, WC, tiled walls, extractor and radiator.

Garage/Workshop - 29' 11" x 17' 7" (9.13m x 5.36m)

Up and over door, double glazed personal door to front, front aspect double glazed window, two side and two rear aspect single glazed windows, power and lighting.

Front Garden

Laid mainly to lawn with shared driveway giving access to rear enclosed by wall with gated access.

Parking

To the front of the property is a layby providing parking for up to 2 cars. There is also further off road parking to the rear of the property accessed via a shared driveway.



Rear Garden

Initial patio and gravelled area leading to garage, greenhouse and shed. Further extensive lawn with fruit trees enclosed by fencing and shrubs.

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

Using the Wyndham Arms in Kingsbury Episcopi as your starting point, follow Folly Road towards Stembridge for approx 2 minutes by car (half a mile). Turn right at the Rusty Axe Pub and the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

