



**FOR SALE**

Martock, TA12 6EQ

£240,000



**Full video walk - through**



**ORCHARDS**  
ESTATES



Situated within a stone's throw of local amenities is this spacious two bedroom semi detached family home. On the ground floor is a spacious living room, modern kitchen/diner, sun room/office and covered passageway with door to utility room. Upstairs are two double bedrooms and the family bathroom. To the front of the property is a low maintenance gravelled area and to the rear a beautifully well kept generous garden. This lovely home would make an ideal first time purchase or rental investment opportunity, so an early viewing comes highly recommended.

£240,000





## LOCATION

The property is situated in the small country town 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 Hall

Door to side, meter cupboard.

### Sitting Room - 13' 5" x 12' 0" (4.092m x 3.660m)

Two front aspect double glazed windows, feature fireplace with gas fire, two alcoves one with arch and cupboard under, laid to carpet and radiator.

### Kitchen/Diner - 16' 5" x 6' 11" (5.016m x 2.098m)

Fitted kitchen comprising a range of wall and base units with solid wood worktops, Butler style sink, gas hob with extractor over, electric oven, integrated fridge/freezer, integrated dishwasher, tiled splash backs, tiled floor. Dining Area with side aspect double glazed window, tiled floor, pantry cupboard under stairs and radiator. Square archway to Sun Room.

### Sunroom - 5' 8" x 9' 5" (1.733m x 2.881m)

Double glazed French doors to rear, hatch to access plumbing for bathroom above and radiator.

### Covered Side Passageway - 23' 6" x 5' 3" (7.159m x 1.605m)

Tiled floor, painted brick and hamstone walls, double glazed door to front, stable door to rear garden and door to utility room.

### Utility Room

Side aspect double glazed window, power and space for tumble dryer and lighting.

### Stairs and Landing

Side aspect double glazed window and access to loft.

### Bedroom One - 13' 4" x 9' 9" (4.065m x 2.982m)

Two front access double glazed windows, built in double wardrobes, laid to carpet and radiator.

### Bedroom Two - 10' 9" x 8' 0" (3.284m x 2.435m)

Rear aspect double glazed window, airing cupboard housing boiler and laid to carpet.

### Bathroom - 7' 7" x 8' 2" (2.309m x 2.481m)

Rear aspect double glazed window, bath with mixer taps and shower attachment, shower cubicle, wash hand basin, fully tiled walls, tiled floor, towel rail and radiator.

### Front Garden

Gate opens out to a gravelled area with pathway to front door, planted areas enclosed by wall and fencing.

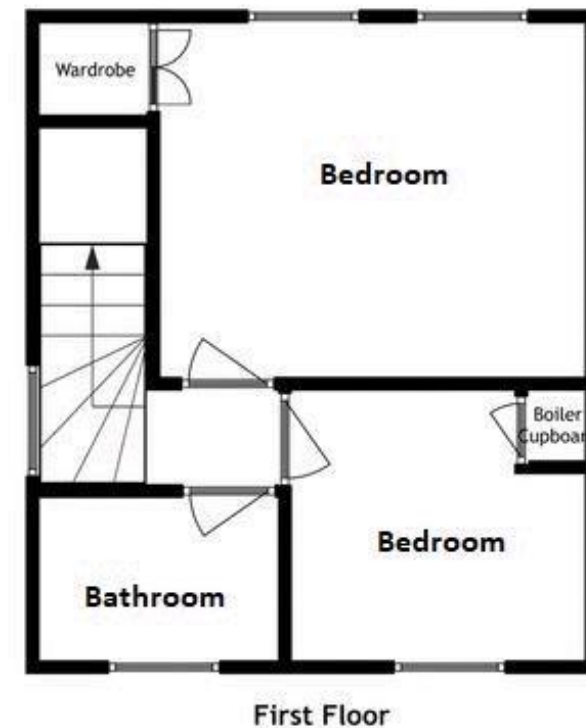
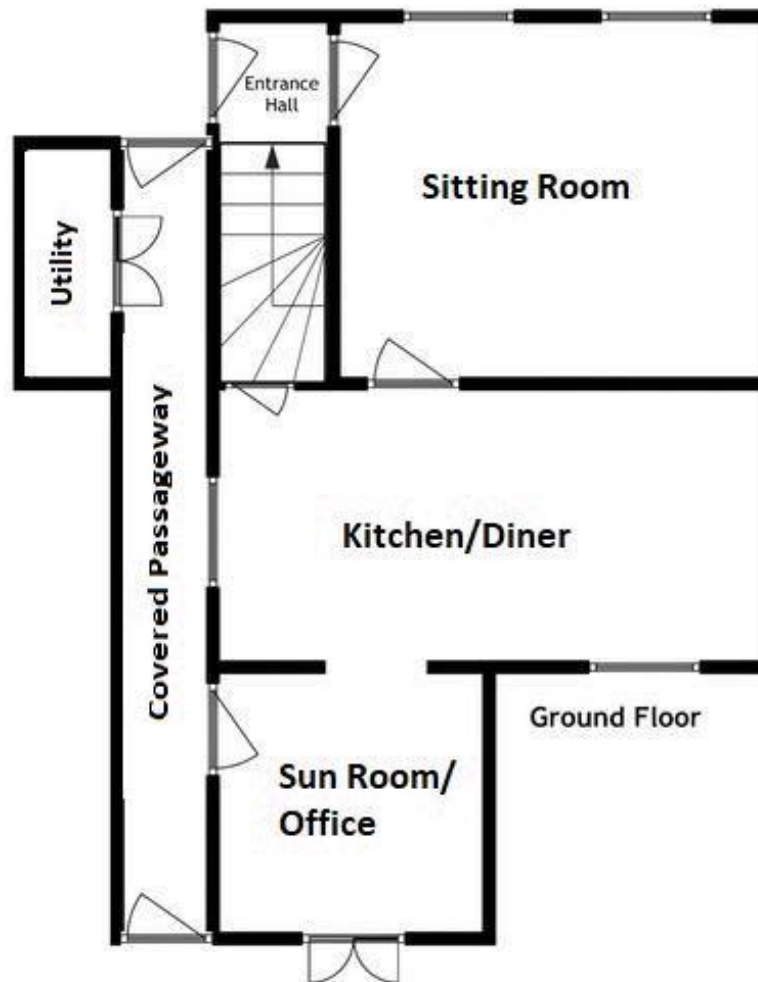
### Rear Garden

Initial patio area with pergola, gravelled area leading to a lawned area with established borders of mature shrubs and plants. Further gravelled seating areas leading to a vegetable patch with raised beds, greenhouse and garden shed. The garden is fenced to both sides.



### 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 Co-Op (to your right) in Martock, continue along North Street and take a right turn in to Steppes Crescent. Go straight across the roundabout and the property is situated on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		



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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.