



To Let

Bower Hinton, Martock, TA12 6JZ

Monthly Rental Of £1,500



ORCHARDS
ESTATES

An exciting opportunity to rent a deceptively large house in the heart of popular Bower Hinton. This hamstone house, bursting with character, has extensive living accommodation as well as three double bedrooms and a fourth, single room or study for those wishing to work from home. Having been recently renovated, the property offers the benefits of modern comfort combined with country classic features. There is an enclosed garden to the rear and there is ample on road parking to the front of the property. An internal viewing is highly recommended to appreciate all the house has to offer.



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LOCATION

Bower Hinton, Martock is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, bank, 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 front opening onto tiled entrance hall, from which stairs radiate, and wall hung radiator.

Reception Room One - 12' 0" x 11' 10" (3.659m x 3.598m)

Front aspect double glazed window with shutters, wooden flooring, wooden beams, open fireplace and radiator.

Reception Room Two - 11' 11" x 9' 5" (3.635m x 2.868m)

Wooden flooring, access to under stairs recess cupboard and radiator.

Kitchen / Diner 20' 9" x 9' 2" (6.332m x 2.804m)

Base units, polished concrete worktops, single bowl sink, wall mounted shelf, fixed kitchen dresser, rear aspect window, two roof windows, dishwasher, fridge/freezer and bi-folding doors to garden.

Cloakroom - 6' 9" x 4' 2" (2.057m x 1.273m)

Wal hung wash hand basin, WC, space and plumbing for washing machine and electric panel heater.

Utility Room/Store - 8' 4" x 7' 0" (2.531m x 2.122m)

Rear aspect double glazed window, painted concrete floor, space for tumble dryer and double glazed French doors to side.

Reception Room Three - 11' 10" x 9' 6" (3.600m x 2.908m)

Wooden flooring and radiator.

Reception Room Four - 12' 2" x 11' 9" (3.706m x 3.580m)

Front aspect double glazed window with shutters, wooden flooring and radiator.

Stairs and Landing

Rear aspect single glazed window with shutters, laid to carpet, radiator and access to loft.

Bedroom One - 11' 11" x 9' 8" (3.627m x 2.946m)

Rear aspect single glazed window with shutters, laid to carpet and radiator.

Bedroom Two - 12' 2" x 11' 2" (3.706m x 3.402m)

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

Bedroom Three - 12' 1" x 10' 11" (3.687m x 3.321m)

Front aspect double glazed window with shutters, access to loft and radiator.

Bedroom Four/Study - 9' 11" x 5' 1" (3.021m x 1.548m)

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



Bathroom - 9' 8" x 9' 4" (2.947m x 2.841m)

Rear aspect single glazed window, bath with mixer taps, separate shower cubicle, pedestal wash hand basin, WC, half tiled walls, tiled flooring, large airing cupboard housing boiler, radiator and chrome heated towel rail/radiator.

Front Garden

Pathway to front door with gravelled areas to both sides enclosed by iron railings with gated access.

Rear Garden

Initial seating area laid to gravel/large patio slabs with steps up to a lawned garden with planted borders and shed enclosed by wall.

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 our offices in the picturesque village of Stoke sub Hamdon, it is only a mile by car to the property. Leaving Stoke sub Hamdon and driving down North Street, across the A303 and to the junction at the entrance of Martock, take the left onto Water Street, follow this road to the left and keep driving straight on. Shortly just after the Rose & Crown public house, the property will be found on your left hand side.



01460 477977 or 01935 277977

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.