



FOR SALE



Full video walk - through

Bower Hinton, Martock, TA12 6JZ

£230,000



ORCHARDS
ESTATES

Deceptively spacious three double bedroom home situated in the sought after village of Bower Hinton with the added benefit of two garages, off road parking and a good size garden. The accommodation comprises spacious lounge/diner and kitchen on the ground floor. On the first floor are three double bedrooms, a bathroom and separate toilet. To the rear of the property is a good size garden with access to the two garages and off road parking area. Having been owned by the same family since being built and now coming on the market for the very first time, an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.



£230,000



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 - 13' 10" x 6' 3" (4.225m x 1.913m)

Double glazed door to front with panel, laid to carpet, stairs to first floor, under stairs cupboard and storage heater.

Lounge/Diner - 24' 6" x 13' 4" (7.466m x 4.058m)

Front and rear aspect double glazed windows, feature electric fire, laid to carpet and two storage heaters.

Kitchen - 11' 5" x 10' 0" (3.478m x 3.054m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, space for cooker, plumbing for washing machine, space for fridge/freezer, vinyl flooring, tiled splash backs and double glazed door to rear garden.

Landing - 9' 3" x 8' 5" (2.831m x 2.571m)

Laid to carpet, airing cupboard housing hot water tank, access to loft and doors to:

Bedroom One - 13' 7" x 12' 1" (4.145m x 3.673m)

Front aspect double glazed window, built in wardrobe and laid to carpet.

Bedroom Two - 11' 2" x 9' 7" (3.406m x 2.925m)

Rear aspect double glazed window, alcove with hanging space and laid to carpet.

Bedroom Three - 9' 9" x 9' 1" (2.964m x 2.759m)

Front aspect double glazed window, storage cupboard and laid to carpet.

Bathroom - 5' 5" x 5' 5" (1.655m x 1.651m)

Rear aspect double glazed window, bath with mixer taps, pedestal wash hand basin, vinyl flooring and tiled splash backs.

WC - 5' 6" x 2' 8" (1.670m x 0.814m)

Rear aspect double glazed window, WC and vinyl flooring.

Front Garden

Mainly laid to lawn with pathway to front door.

Rear Garden

Initial patio area with outside tap and step up to a pathway which runs alongside a lawned garden which is enclosed by fencing with a rear gate. The gate opens out to a pathway which gives access to the end of the terrace of properties. Opposite the gate is the personal door to one of the garages.

Garage One - 18' 10" x 9' 1" (5.741m x 2.781m)

Up and over door and personal door to rear.

Garage Two - 19' 0" x 9' 2" (5.788m x 2.788m)

Up and over door.

Parking

There is off road parking to the front of the garages which is accessed at the end of the terrace of properties.



AGENTS NOTE

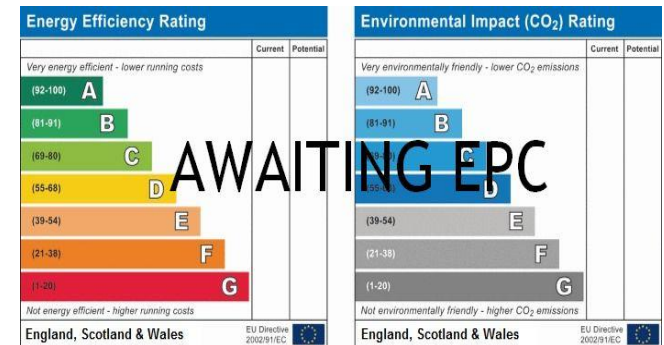
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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.

FURTHER INFORMATION

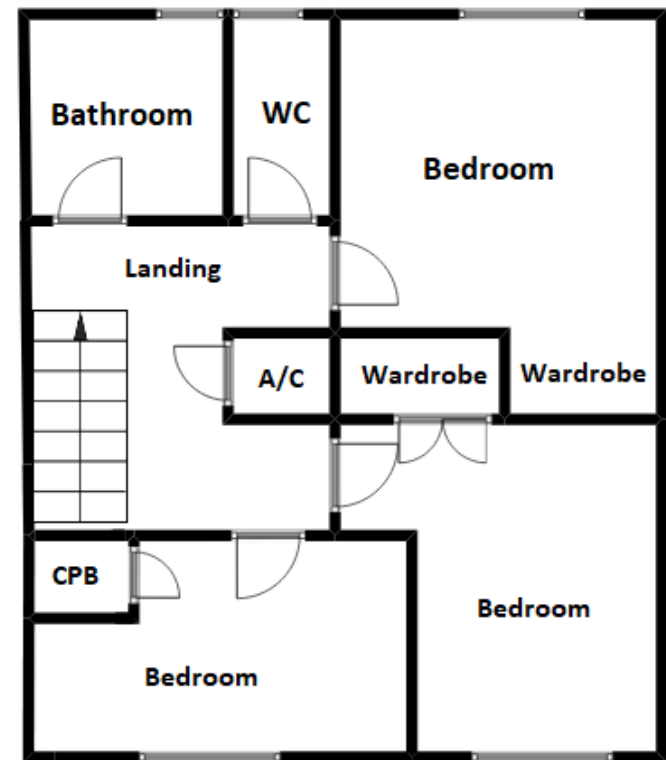
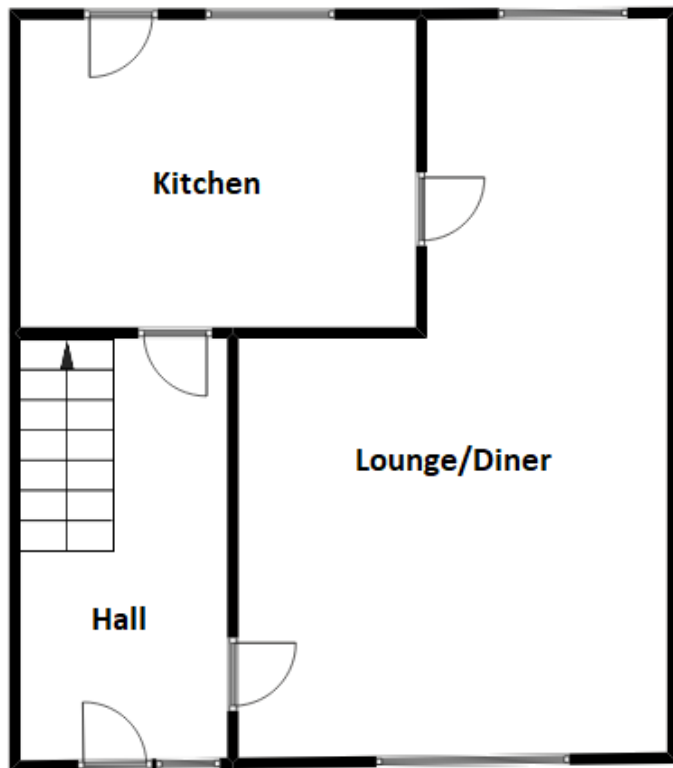
The vendor has advised that all residents within the terrace of properties are equally responsible for the maintenance of the rear pathway and access lane.

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. where the property can be found on the left hand side.



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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