



To Let

Martock, TA12 6DG

Monthly Rental Of £800



ORCHARDS
ESTATES

Conveniently situated within easy reach of the plentiful amenities of Martock, is this two bedroom well presented first floor flat. The accommodation comprises spacious sitting room, kitchen, two double bedrooms and a bathroom. To the rear of the property is a residents parking area.

Monthly Rental Of £800



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, 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.

Communal Entrance

Main doors to access both sides of the main building. Stairs to upper floor flats.

Entrance Hall

Laid to carpet, airing cupboard housing hot water tank, storage cupboard, electric storage heater and doors to:

Sitting Room - 18' 3" x 14' 8" (5.571m x 4.480m)

Two rear aspect double glazed windows, laid to carpet and electric storage heater.

Kitchen - 7' 10" x 7' 3" (2.400m x 2.199m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric cooker, space and plumbing for washing machine, tiled splash backs, vinyl flooring and extractor.

Bedroom One - 12' 6" x 8' 11" (3.818m x 2.711m)

Rear aspect double glazed window and laid to carpet.

Bedroom Two - 10' 5" x 10' 11" (3.173m x 3.320m)

Front aspect double glazed window and laid to carpet.

Bathroom - 8' 5" x 5' 6" (2.571m x 1.671m)

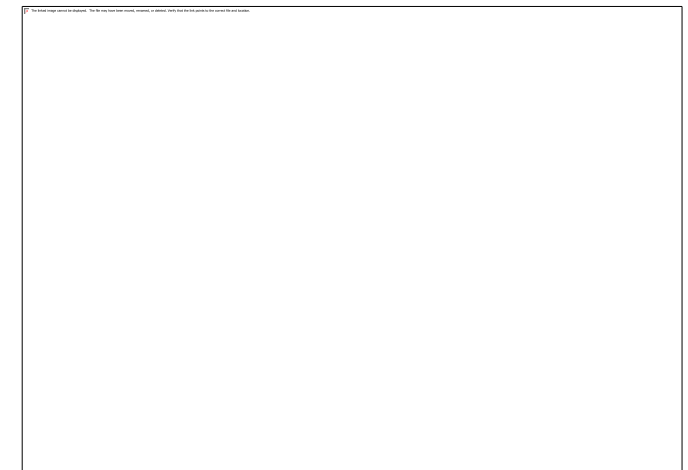
Front aspect double glazed window, bath with shower over, wash hand basin with vanity unit, WC, fully tiled walls, vinyl flooring, wall fan heater and chrome heated towel rail.

Parking

There is a residents parking area to the rear of the building accessed via an archway.

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.

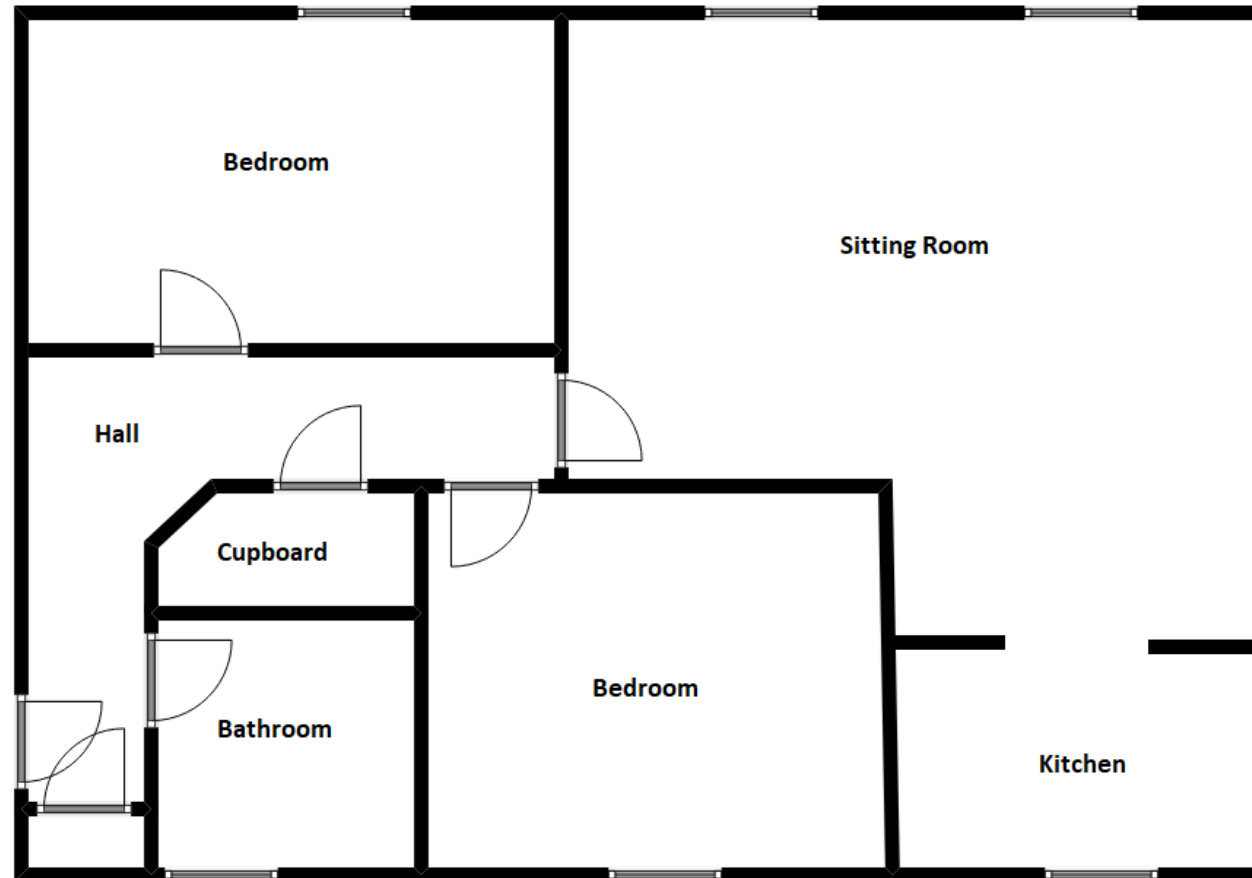


Directions

Upon entering Martock proceed along North Street and turn right onto Steppes Meadow. At the mini roundabout turn right into Vincent Way. Follow the road as it bears left and then right and the property can be found on the right 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 E	
21-38	F		
1-20	G		



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR