



360° Degree Virtual Tour

FOR SALE

Long Orchard Way, Martock, TA12 6FA

£380,000



ORCHARDS
ESTATES

This modern and spacious property is situated in a desirable development within a short walking distance from the centre of the popular village of Martock. What sets this property apart is its relatively private location compared to others in the area. The access road in front of the property is shared with three other houses, and it provides entry to these four homes only. The property itself offers private parking for up to four vehicles, in addition to a garage. The main bedroom has its own en-suite and the garden is secure and very private. Offered for sale with no chain, an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£380,000



LOCATION

The property is 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.

Approach

Approaching the property, you'll notice a private road at the front, bordered by a timber barrier and tall greenery. This initial impression sets the stage for the rest of the property. The house is set back from the neighbouring properties, creating a sense of space and openness. To one side, there is an arch that offers extra parking space for up to three vehicles and gated access to the rear garden. On the right side is the garage, which is connected to a neighbour's garage. The garage has power and lighting. The primary parking space is located adjacent to the front door.

Ground Floor

Entering the property, you step into a spacious entrance hall. This area provides access to the staircase leading to the first floor with under stairs cupboard, the kitchen/diner which comes with integrated appliances to include hob, double oven, fridge/freezer and dishwasher, a separate WC and the full-length sitting room. The sitting room is well-lit, thanks to its two front windows and a rear French door. This creates a naturally bright and inviting living space.

First Floor

Moving upstairs, you'll find four bedrooms. The main bedroom extends over the archway mentioned earlier, offering more space than the ground floor living area. This room also boasts its own en-suite. Additionally, on this floor, you'll discover a family bathroom with both a separate shower and a bathtub.

Rear Garden

The property's rear garden is completely enclosed and provides a high level of privacy. There are no neighbouring windows directly overlooking the garden. You can access the garden from the sitting room, the kitchen/diner, or through a gated entrance from the side driveway.

Summary

Overall, this property offers more living space than initially meets the eye, spread across two floors. The manageable garden and convenient location in close proximity to the village centre, local schools, the A303 is easily accessed, and the recreational ground close by make it an appealing option for a variety of potential buyers.

Additional Information

The external areas are maintained by First Port Management. This has a monthly cost which is currently £22.60 and ensures the external areas are well maintained. Council Tax Band: D Built in 2017 The owner is responsible for maintaining the right and rear fences. Covenants include: no caravans, no keeping of poultry and permission should be sought from the management company if you wish to make external changes to the buildings such as changing the doors.



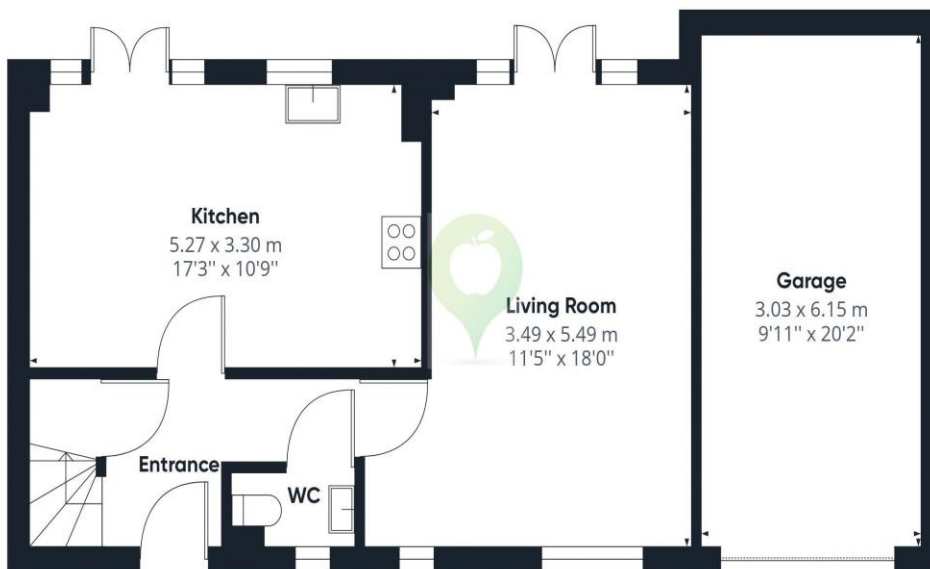
AGENTS NOTE

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.

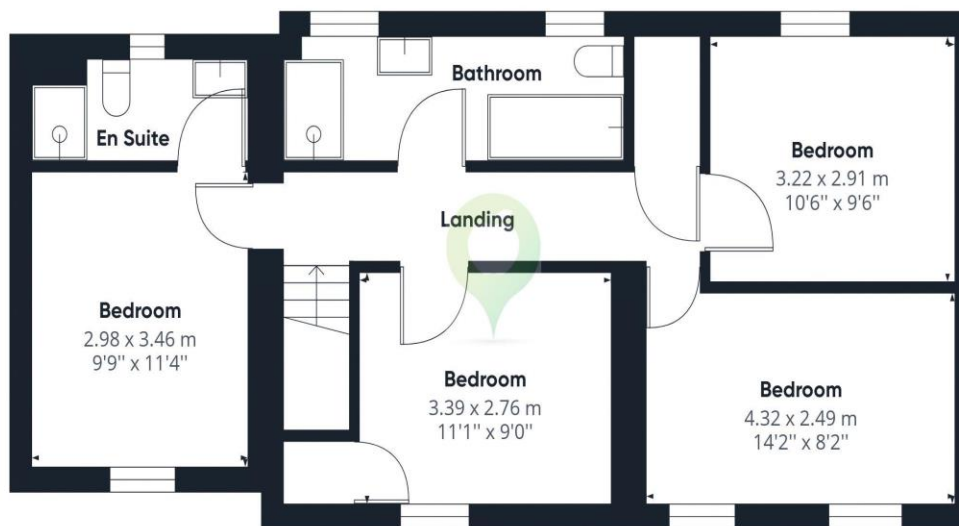
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Water Street, turn into Long Orchard Way. As you follow the road it starts to bend to the left, look out for the sign announcing the private road on your right, drive along here and you will see the property on your left hand side.



Floor 1



Floor 2



Approximate total area⁽¹⁾

125.54 m²

1351.28 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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