



To Let

Birch Road, Martock, TA12 6DR

Monthly Rental Of £1,250



ORCHARDS
ESTATES

This three bedroom detached home is finished to a very high standard throughout. The accommodation briefly comprises entrance hall, modern fitted kitchen/breakfast room, utility room, cloakroom and a spacious living room. To the first floor are three bedrooms (master en suite) together with a family bathroom. To the rear of the property is a private enclosed garden and at the front off road parking for several cars.

Monthly Rental Of £1,250



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 9' 1" x 7' 1" (2.76m x 2.16m)

Double glazed door to side, tiled flooring, stairs to the first floor and double cupboard.

Cloakroom

Side aspect double glazed window, wash hand basin and WC.

Lounge 16' 0" x 12' 10" (4.87m x 3.91m)

Rear aspect double glazed window, tiled flooring and double glazed French doors to rear garden.

Kitchen/Breakfast Room 16' 0" x 9' 3" (4.87m x 2.81m)

Two front aspect double glazed windows, fitted kitchen comprises a range of wall and base units with worktops over, one and a half bowl sink, range style cooker with cooker hood over and dishwasher.

Utility Room 7' 3" x 5' 4" (2.21m x 1.63m)

Side aspect double glazed window, range of wall and base units with sink unit, plumbing for a washing machine and double glazed door to rear.

Landing

Side aspect double glazed window, cupboard and loft access.

Bedroom One 12' 10" x 9' 3" (3.9m x 2.81m)

Side aspect double glazed window and radiator.

En-Suite

Side aspect double glazed window, tiled flooring, shower cubicle, wash hand basin and WC.

Bedroom Two 6' 11" x 12' 2" (2.12m x 3.71m)

Front aspect double glazed window and radiator.

Bedroom Three 8' 11" x 6' 11" (2.71m x 2.12m)

Front aspect double glazed window and radiator.

Bathroom

Side aspect double glazed window, tiled flooring, bath with mixer taps over, shower cubicle, wash hand basin, WC and inset spotlights.

Parking

Off road parking for several vehicles.

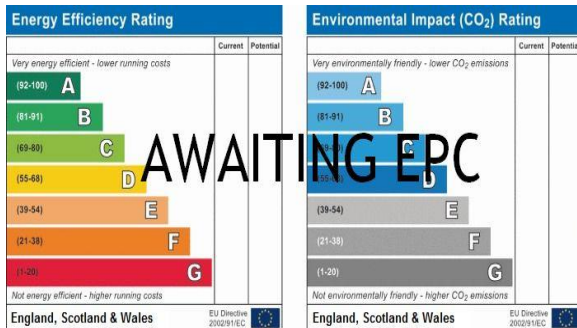
Rear Garden

Laid mainly to lawn with patio area enclosed by panelled fencing and gated access leading to the covered area.



AGENTS NOTE

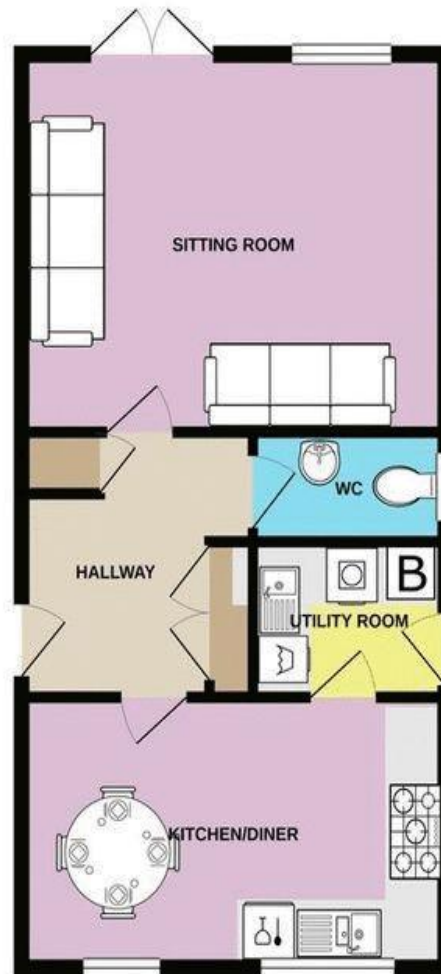
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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 North Street take the turning into Beech Road, the next right hand turn into Birch Road. Follow this to the end of the cul de sac and the property can be found tucked away in the corner.

GROUND FLOOR
499 sq. ft. (46.3 sq. m.) approx.



1ST FLOOR
496 sq. ft. (46.1 sq. m.) approx.



TOTAL FLOOR AREA: 995 sq. ft. (92.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapex ©2013



01460 477977 or 01935 277977



www.orchardsestates.com

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



ORCHARDS
ESTATES

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.