



FOR SALE

Martock, TA12 6EY

Offers in the Region Of £395,000



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ESTATES

Beautifully presented detached bungalow with private gated driveway, situated within easy reach of the plentiful amenities of Martock. The accommodation comprises a generous kitchen/diner, separate utility room, cloakroom, dining room, welcoming sitting room, three bedrooms, family bathroom and cloakroom. In addition, there is a large upstairs room which provides additional accommodation options. To the front of the property is a paved gated driveway which provides parking for several vehicles. To the rear of the property is a large enclosed garden which offers a a private and tranquil setting. An early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

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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.

Storm Porch

Recessed entrance door with double glazed front door leading to:

Entrance Hall - 19' 5" x 4' 0" (5.93m x 1.23m)

Providing access to the bedrooms, bathroom, main living space and with stairs to attic room with understairs storage.

Kitchen/Family Room - 18' 8" x 15' 2" (5.68m x 4.62m) at widest points

The kitchen family room is open plan and well designed for modern living and entertaining. Featuring rear and side aspect double glazed windows and door to rear patio. With a range of modern fitted floor units with drawers, work surfaces over and wall shelves, stainless steel one and a half bowl sink with mixer tap. Space for range style cooker with stainless steel cooker hood over. Integrated dishwasher and space for American style fridge/freezer. Exposed wood flooring.

Utility Room - 6' 7" x 6' 6" (2.01m x 1.99m)

Providing a separate external door with double glazed windows opening to a covered storage area, this room would be ideal as the main entrance or as a boot room. With a range of wall units with work surfaces over, including a sink, plumbing and space for washing machine and tumble dryer. This room also houses a wall mounted gas fired boiler.

Cloakroom

With WC.

Dining Room - 11' 6" x 13' 10" (3.51m x 4.21m)

With double glazed windows to rear and side aspect. Radiator, exposed floorboards, ceiling downlighters and open archway and doorway to kitchen.

Sitting Room - 13' 7" x 11' 10" (4.14m x 3.60m)

Featuring a fireplace with stove, radiator, wall lights with rear aspect windows and bay style French doors opening directly onto the rear patio and rear garden.

Bedroom One - 11' 0" x 11' 10" (3.35m x 3.61m)

With a bay style double glazed front aspect window and radiator.

Bedroom Two - 11' 10" x 10' 11" (3.61m x 3.32m)

With a double glazed side aspect window and radiator.

Bedroom Three - 11' 10" x 10' 11" (3.60m x 3.33m)

With a double glazed front aspect window, built in understairs cupboard space and radiator.



Family Bathroom - 8' 10" x 7' 7" (2.69m x 2.3m)

Modern bathroom suite with stone tiling to floor and walls and side aspect, opaque double glazed window. Featuring a white bathroom suite including a bath, separate shower cubicle, heated towel rail, extractor fan, wash hand basin with wall fixed large mirror including downlighters and WC.

Attic Room - 26' x 13' 11" (7.92m x 4.24m) with

restricted head height
First floor room built into the roof, with front and rear aspect Velux type windows. This is a very large space and could be put to many uses, the current owner uses the space as a guest room.

Driveway

Private, gated driveway laid to brick paving and offering space for several vehicles, lawn area to one side and providing direct access to the property either through the more traditional front door or the entrance under a covered storage area to the utility room. Side access to rear garden.

Rear Garden

Timber decking from the kitchen and sitting room doors, framed with shrubbery and wooden railings and overlooking the large and easily maintained rear garden. The garden is well fenced and with mature borders and shrubbery is very private.

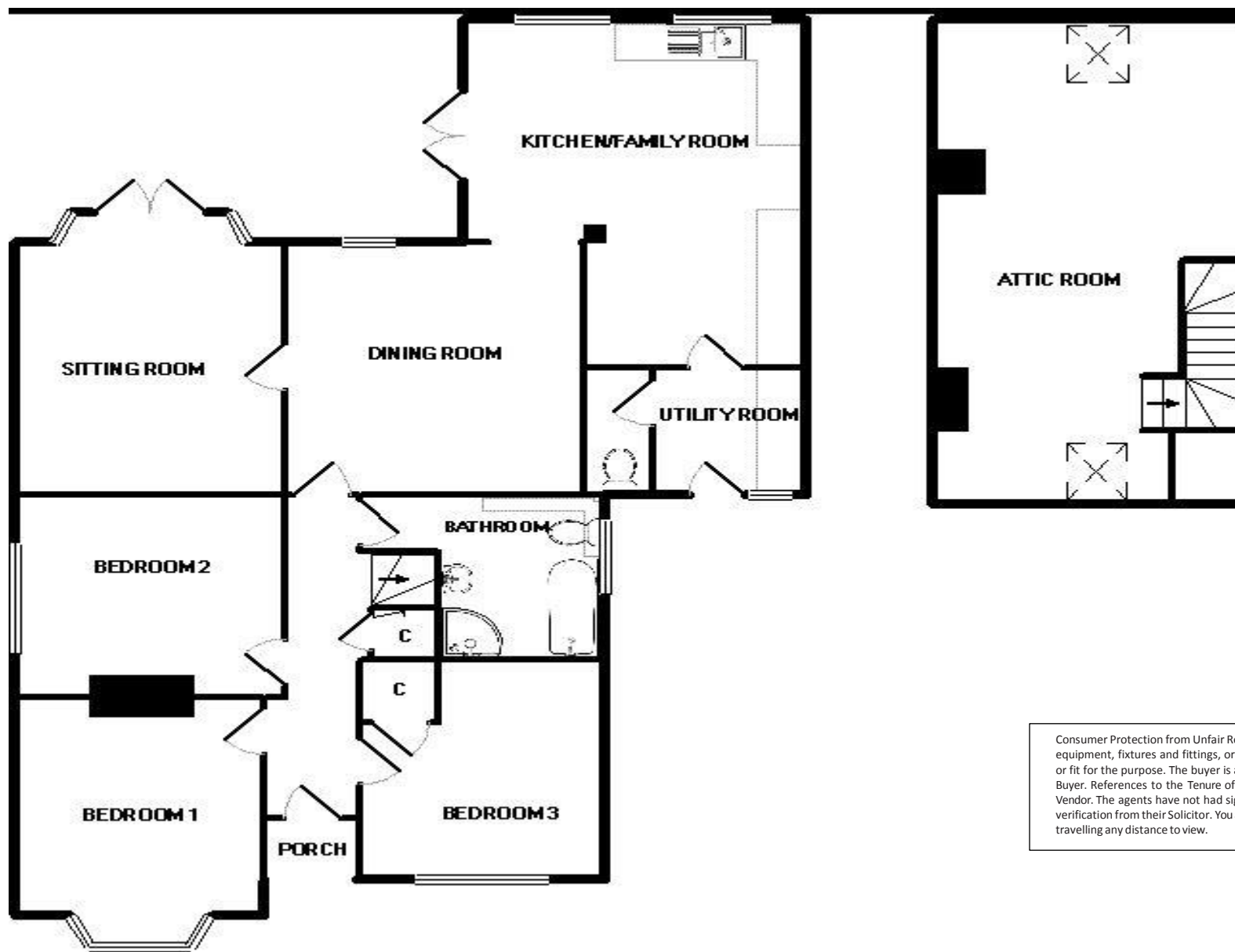
Agents Note

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		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the centre of Martock follow the B3165 (North Street). Coat Road will be found on your left (opposite Yandles Garage). Take the second right turn in to The Horseshoe and the property is situated here 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.



01460 477977 or 01935 277977



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