



To Let

Martock, TA12 6DF

Monthly Rental Of £825



ORCHARDS
ESTATES

Well presented two bedroom modern home tucked away in a cul de sac position in Martock. The accommodation comprises spacious living room, modern fitted kitchen, conservatory and useful cloakroom. Upstairs are two double bedrooms and the family bathroom. To the rear of the property is a private enclosed garden.

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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.

Entrance Hall

Double glazed door to side, laid to carpet, radiator, door to cloakroom and door to living room.

Cloakroom

Front aspect double glazed window, laid to carpet, wash hand basin with tiled splash back, WC, radiator and fuse box.

Living Room - 14' 9" x 11' 11" (4.499m x 3.637m)

Front aspect double glazed window, laminate flooring, stairs to first floor, under stairs cupboard, radiator and door to kitchen.

Kitchen - 11' 11" x 8' 6" (3.625m x 2.602m)

Rear aspect single glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob with extractor over, electric oven, tiled splash backs, plumbing for washing machine, radiator and single glazed door to conservatory.

Conservatory - 9' 7" x 8' 3" (2.913m x 2.523m)

Side and rear aspect double glazed windows, tiled floor, radiator and double glazed French doors to garden.

Landing

Laid to carpet, access to loft and doors to:

Master Bedroom - 10' 0" x 9' 1" (3.051m x 2.762m)

Two front aspect double glazed windows, double built in wardrobes, airing cupboard housing hot water tank and laid to carpet.

Bedroom Two - 12' 0" x 8' 7" (3.656m x 2.613m)

Rear aspect double glazed window, laminate flooring and radiator.

Bathroom

Bath with electric shower over, half tiled walls, vinyl flooring, pedestal wash hand basin, WC, extractor fan and radiator.

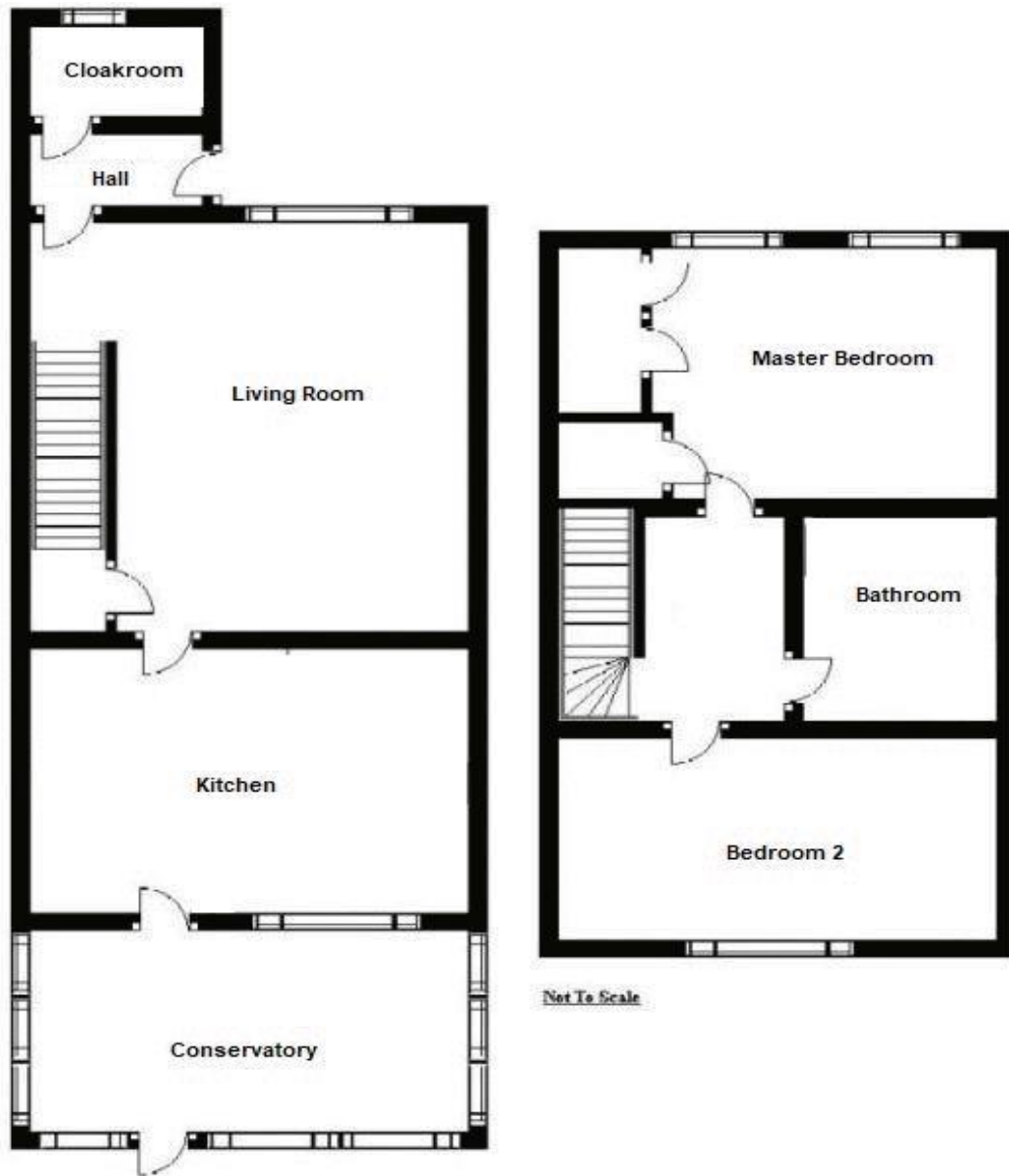
Rear Garden

Initial patio area leading to lawned garden with shed enclosed by fencing with gated access to rear.

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.





9/23/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our offices in The Duchy of Cornwall North Street Workshops follow North Street out of Stoke sub Hamdon across the A303 and into Martock. At the first roundabout take the 2nd exit through the centre of Martock, follow this road until you come through the upper end of North Street. Then turn left into Old Market and at the end of the road turn left into Hills Orchard and bear right where the property can be found.



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www.orchardsestates.com



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

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.