



**FOR SALE**

Martock, TA12 6DD

£325,000



Full video walk - through



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Extended and spacious property offering a light and airy open plan kitchen with dining area all set over a tiled floor with underfloor heating. This property occupies a corner plot and offers a secluded location on the edge of this development with a driveway offering parking for 2 vehicles by the front door as well as a garage. The rear garden is accessible through side gated access and has been landscaped and fenced and offers a very private setting all accessed to the rear of the open plan kitchen area through a set of French doors. There is also a spacious utility room and a large sitting room and downstairs cloakroom. Upstairs are 3 good sized bedrooms and the bathroom.

£325,000



## 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

'The Acres' is a nice location with a horse-shoe road with little traffic and ideal for families or those seeking to be close to a town centre with all the amenities yet tucked away in a secluded position. The driveway belongs to this house and provides access for one neighbour to access their garage. With front parking space for 2 vehicles, the house is an end of terrace and feels more like a semi.

### Entrance Hall

Front aspect double glazed door, hall laid to a cream tile finish with doors to the snug, WC, stairs to the first floor and understairs storage with door opening to;

**Kitchen/Diner Extension** - 20' 1" x 18' 4" (6.109m x 5.593m)  
'L' shaped

Originally the ground floor was extended to the rear to create a 4th bedroom and en-suite. The current owner has reconfigured the property to make the most of the living space by converting the extension to a large, L shaped kitchen-diner with roof windows, rear and side windows and rear French doors all over a tiled floor with piped underfloor heating, in effect creating the living space of a typical 4/5 bedroom house. A new kitchen was part of the transformation and includes a range of wall and base units with wood worktops, double drainer sink and includes integrated NEFF and Bosch appliances.

**Utility Room** - 10' 0" x 6' 5" (3.054m x 1.963m)

Formerly a downstairs bathroom and utility area this room has been made into one space with a range of base units, plumbing for a washing machine and tumble dryer and a sink.

**WC** - 4' 10" x 2' 10" (1.480m x 0.857m)

Situated on the ground floor with a front aspect opaque double glazed window and featuring a wash hand basin and low level WC.

### Snug/Sitting Room

A nice square room with timber floor and lending itself to almost any reasonable configuration of seating, currently housing a rather large corner sofa. A great space for the family or an evening away from the world.

**Bedroom One** - 10' 9" x 9' 6" (3.289m x 2.886m)

Double Room with front aspect double glazed window, laid to carpet and radiator.

**Bedroom Two** - 10' 9" x 9' 9" (3.274m x 2.962m)

With rear aspect double glazed window, double built in wardrobe, laid to carpet and radiator.

**Bedroom Three** - 8' 6" x 8' 2" (2.598m x 2.481m)

With rear aspect double glazed window, laid to carpet and radiator.

### Bathroom

With front aspect opaque double glazed window, bath with electric shower over, wash hand basin, WC, chrome heated towel rail, fully tiled walls and tiled floor.

### Driveway

The driveway belongs to this house and provides a right-of-way for one neighbour to access their garage.

### Garage

Single garage with an up and over door and personal door to side.





### Rear Garden

The current owner has done a lot of work to make the garden area more usable, removing 60cubic tonnes of soil to create 2 usable spaces, immediately to the rear of the kitchen area is a patio area laid to large paving slabs. Steps lead up to a raised lawn and all newly fenced. The garden feels very private. There is a gravelled area to the side of the property with gated access.

### Directions

From North Street on Martock turn into Old Market and take the 2nd right hand turn into The Acres. Drive to the top where the road wraps to the left around the green. The property is tucked away and difficult to see on your right hand side and can be accessed over the driveway where you will see an Orchards Estates FOR SALE Sign to help you identify the property.

### Additional Information

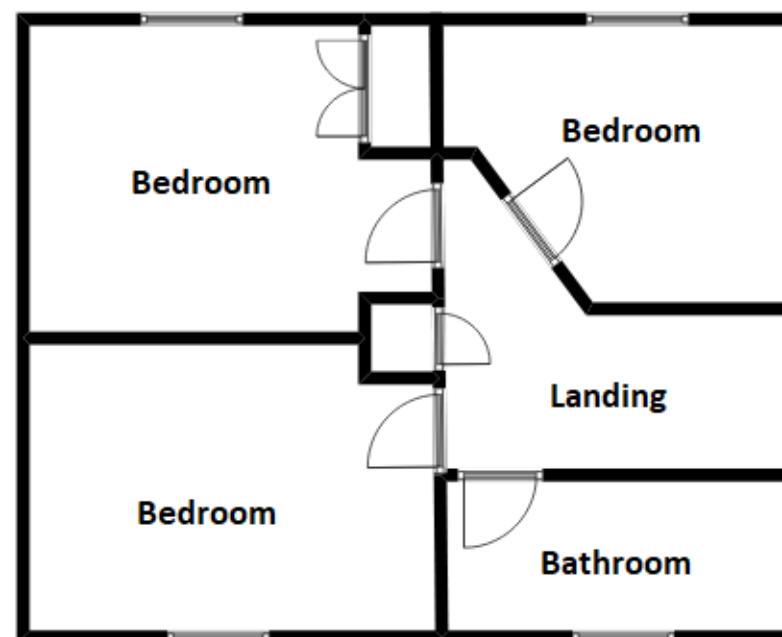
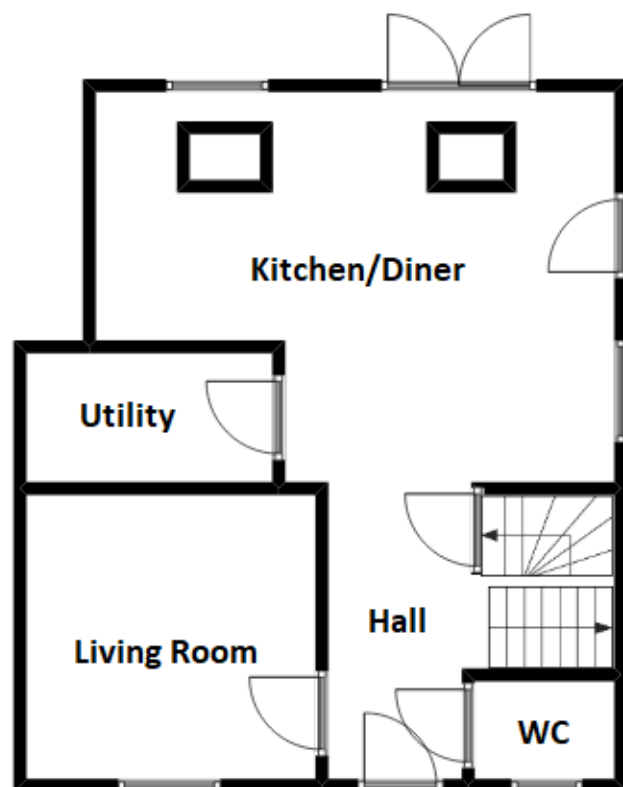
The windows were all updated in 2014. The rear French doors were installed recently and have their FENSA certificates. The roof on the extension was upgraded with high quality celotex insulation, double glazed roof windows and high quality rubber seals. The underfloor heating is a plumbed, retro fitted system. The attic has a wooden folding ladder for access, is boarded through the centre and has electric light.

### 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		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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