



Full video walk - through

FOR SALE

Martock, TA12 6EH

£285,000



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ESTATES

This is a fabulous opportunity to purchase an extremely spacious four bedroom period home with many character features. Built in the late 19th century and situated in the large village of Martock, only a short walk to many of the amenities available. The well presented accommodation is arranged over three floors and comprises an inviting entrance hall leading to a spacious living room with bay window to the front and feature fireplace. On this floor there is also a dining room with feature fireplace leading to the kitchen with utility room and WC. On the first floor are 4 bedrooms and the family bathroom and on the top floor are two attic rooms. To the rear is a charming walled garden, possessing almost as much character as the house itself.

£285,000



LOCATION

The property is situated in the large village 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

Door to front, tiled flooring, stairs to first floor, under stairs storage area, radiator and doors to:

Living Room - 15' 10" x 12' 1" (4.82m x 3.68m)

Front aspect bay window, feature open fireplace, laid to carpet, wall light, ceiling rose, coving and radiator.

Dining Room - 15' 1" x 11' 10" (4.59m x 3.60m)

Rear and side aspect sash windows, laminate flooring, feature open fireplace, and radiator.

Kitchen/Breakfast Room - 13' 2" x 7' 10" (4.01m x 2.39m)

Side aspect window, range of base units with worktops over, breakfast area, tall larder unit with space for fridge freezer, one and a half bowl sink, gas range style cooker, integrated dishwasher, laminate flooring and door to utility room.

Utility Room

Side aspect window, butler style sink, worktop area, tiled flooring, wooden beams, plumbing for washing machine, space for tumble dryer, gas boiler, ladder up to mezzanine loft area and stable door to garden.

Mezzanine Loft Area

Front and rear aspect windows and laid to carpet.

WC

Rear aspect window, WC and tiled flooring.

Landing

Large rear aspect window, laid to carpet, stairs to top floor and radiator.

Bedroom One - 15' 11" x 11' 1" (4.85m x 3.38m) inc bay

Front aspect bay window, stripped wood flooring, decorative fireplace, wall lights and radiator.

Bedroom Two - 12' 0" x 11' 1" (3.65m x 3.38m)

Two rear aspect sash windows, laid to carpet, built in storage and radiator.

Bedroom Three - 13' 0" x 7' 11" (3.96m x 2.41m)

Front aspect window, laid to carpet and radiator.

Bedroom Four - 6' 1" x 6' 0" (1.85m x 1.83m)

Front aspect arched window, radiator.

Family Bathroom

Rear aspect sash window, part tiled walls, vinyl flooring, bath with mixer taps, separate shower cubicle, wash hand basin, WC and radiator.



Second Floor Landing

Doors to attic rooms and eaves storage area.

Attic Bedroom - 15' 0" x 10' 8" (4.57m x 3.25m)

Two side aspect windows, rear aspect Velux type double glazed window and radiator.

Attic Bedroom - 13' 0" x 10' 0" (3.96m x 3.05m)

Rear aspect Velux type double glazed window, laid to carpet and radiator.

Front

Front entrance to property from footpath, period stone built wall and flagstone paving enclosed by iron railings.

Rear Garden

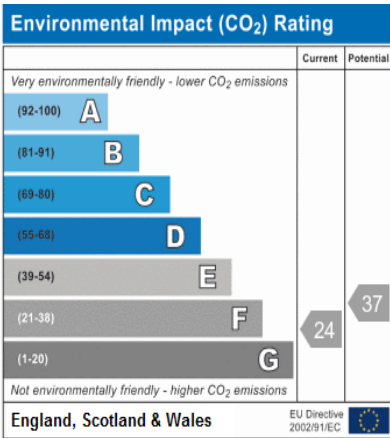
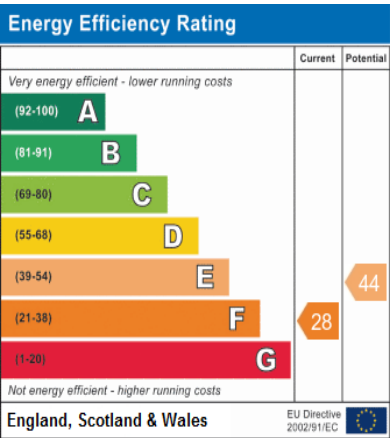
Walled garden mainly laid to lawn with mature borders, timber shed, patio area and gateway with access to the front of the property.

Agents Note

Orchards Estates 24/7 estate agents. 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. All available 24/7 for your convenience. 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 the centre of Martock, continue along North Street and the property will be found on the left hand side of North Street, denoted by our familiar Orchards Estates FOR SALE Sign.





01460 477977 or 01935 277977



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