



[Full video walk - through](#)

FOR SALE

Martock, TA12 6NH

£425,000



ORCHARDS
ESTATES

Beautifully presented three bedroom detached bungalow with driveway and garage within easy reach of the amenities of the large sought after village of Martock. The accommodation comprises spacious living room, office/reading room, modern fitted kitchen and conservatory. There are also three bedrooms, two of which are large doubles and the family bathroom. To the front is a driveway providing off road parking for 3 cars and a double garage. The private well maintained garden offers a peaceful quiet place to sit and relax. An early viewing is highly recommended to appreciate all that is on offer in this great location.

£425,000



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

Double glazed door to front, laid to carpet, large storage cupboard with shelf and hanging space, cupboard housing boiler, cupboard housing hot water tank, two radiators and doors to:

Living /Dining Room - 21' 11" x 13' 6" (6.673m x 4.108m)

Front and rear aspect double glazed windows, multi fuel burner, laid to carpet, two radiators and French doors to sun room.

Office/Reading Room - 9' 10" x 9' 2" (3.007m x 2.786m)

Double glazed patio door to garden, wall lights, laid to carpet and radiator.

Kitchen

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl ceramic sink, electric hob with glass splash back and extractor over, electric oven, plumbing and space for slimline dishwasher, integrated washing machine, space for fridge/freezer, vinyl flooring, radiator and double glazed door to conservatory.

Conservatory - 11' 3" x 7' 7" (3.418m x 2.323m)

Side and rear aspect double glazed windows, vinyl flooring, power sockets and double glazed door to side.

Bedroom One - 11' 11" x 10' 0" (3.625m x 3.039m)

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

Bedroom Two - 13' 5" x 9' 8" (4.083m x 2.939m)

Front aspect double glazed window, laid to carpet and radiator.

Bedroom Three - 9' 7" x 7' 7" (2.926m x 2.320m)

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

Bathroom

Rear aspect double glazed window, bath with mixer taps and shower over, pedestal wash hand basin, WC, shaver point, vinyl flooring, fully tiled walls and radiator.

Driveway

Driveway providing off road parking for 3 cars leading to the double garage.

Double Garage

Up and over door, power and lighting.

Rear Garden

Initial patio area leading to lawned garden with an array of mature trees, shrubs and planted borders enclosed by fencing and access to side to log store and further lawned area with gate to the front of the property.



Directions

From the centre of Martock proceed along North Street and turn into East Street past the Post Office on your right. Continue along this road and take the second turn into Foldhill Lane where the property can be found on the right hand side.

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. 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
58	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82-100)	
B (61-81)	
C (49-60)	
D (35-62)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
53	72
England, Scotland & Wales	
EU Directive 2002/91/EC	



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.