



FOR SALE

24 Stapleton Close, Martock, TA12 6HT

£250,000



ORCHARDS
ESTATES

Spacious 3 bedroom, end of terrace with one of the larger gardens and private parking for 3 vehicles by the front door.

The current owners have updated the property since they purchased through Orchards Estates back in 2017.

This is a quieter road with only neighbouring traffic passing through and is tucked away on the edge of the village yet only a short walk to schools, shops and well located for commuters.

Located off the kitchen is a rear utility area with additional downstairs WC.

The rear garden can be accessed through a side gate and stretches out to just over 100ft in length, making this a great space for the kids or pets.

Worth a visit if you need a home with space for the family, both inside and out.

Give us a call to arrange your viewing, we are available at a time that suits you and you will be shown around by a full-time member of the team who will be able to answer any relevant questions on the property during your visit.

£250,000



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, 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

Set on Stapleton Close, the property is set back from the road over the private front parking spaces with room for 3 vehicles, side by side at the front door.

Parking

With a dropped kerb providing access to a parking area with space for 3 vehicles to be parked, side by side.

Living Space

Access to the main living space is through a front door which opens to a spacious hall with lots of storage to one side. Stairs to the first floor and then: Living Room: With open fireplace and large rear window overlooking the garden. Kitchen/Dining area: The full length of the house with a large front window, storage cupboard built in under the stairs, space for a dining table plus sofa, making this an all day room. To the rear is the kitchen with plenty of storage, rear window looking onto the garden and rear door opening to: Rear hallway with separate WC and to the end a utility area with electric and plumbing.

Upstairs

The landing has a front window providing natural light. There is a loft hatch, no ladder, loosely boarded and no light. The first room is the family bathroom with shower. The main bedroom is set to the rear and is a large double with rear aspect windows. Bedroom two is also a double with built in storage and again, rear window. The third bedroom is quite spacious and comes with an over stairs storage cupboard, this would accommodate a small double or make a large single bedroom.

Rear Garden

The rear garden is a nice feature of this property as it provides a safe and secure environment for the family or furry friends with gated side access and well fenced all round. The garden is over 100ft long and would be a wonderful area for the kids or family.

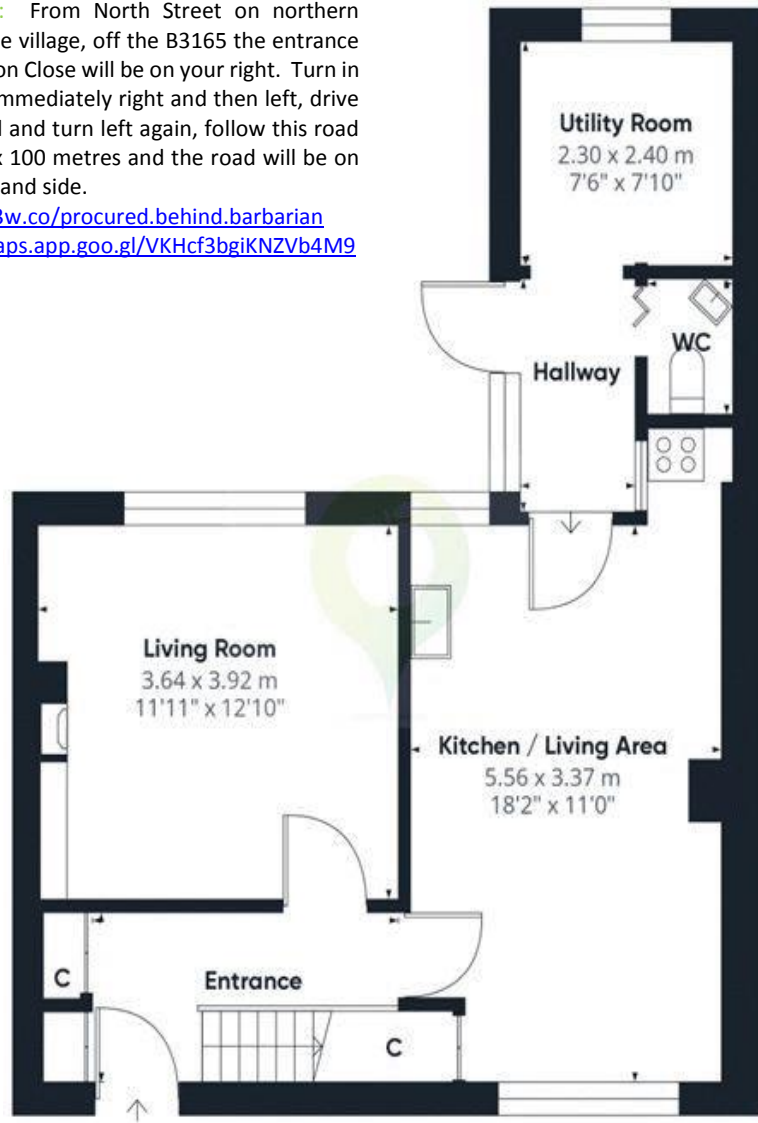
Material Information

- Freehold Property
- Council Tax Band: B
- EPC Rating: D
- Mains Drainage, Water and Electric
- Oil Fired Central Heating (boiler located in utility)
- Boiler serviced in September 2024
- A new double skinned oil tank was installed in 2015
- The fireplace is open and in use, the current owners have had this professionally swept since living here
- Water meter located to front of property
- Owner is responsible for left and rear fence as you look from the rear of the property onto the garden
- This is an end of Terrace, however, no one has any right of way across your garden
- Broadband: OFCOM: UltraFast available (1,000Mbps)
- Flood Zone 1: Low Risk

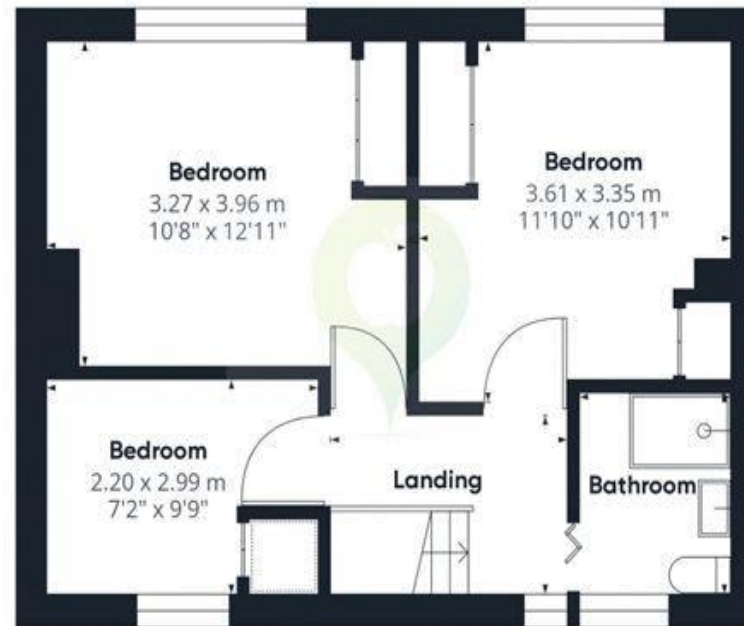


Directions: From North Street on northern edge of the village, off the B3165 the entrance to Stapleton Close will be on your right. Turn in and turn immediately right and then left, drive to the end and turn left again, follow this road for approx 100 metres and the road will be on your left hand side.

https://w3w.co/procured_behind_barbarian
<https://maps.app.goo.gl/VKHcf3bgiKNZVb4M9>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area¹⁾
 86.41 m²
 930.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.