



FOR SALE

Long Orchard Way, Martock, TA12 6FA

£375,000



ORCHARDS
ESTATES

Discover the perfect family home nestled in a small development in the charming village of Martock.

This beautifully presented four-bedroom property is ready to welcome you with open arms.

This modern and spacious home is situated in a sought-after development, just a short stroll from the village centre and the many local amenities. We are excited to show you this delightful property.

To schedule a viewing, please give us a call, our team will be more than happy to guide you through the house and answer any questions you may have.

£375,000



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

Located on Long Orchard Way, this property has a front footpath leading to the main entrance. The front garden has been designed for low maintenance, featuring a shingle layout. Additionally, there is a gated side access that leads to the rear of the property, providing entry to an enclosed garden.

Floor 1

Upon entering the front door, you are welcomed into a spacious hallway, providing an inviting introduction to the home.

Directly ahead, the staircase leads to the second floor.

To the right, you will find a light and airy lounge, featuring a front aspect window and double patio doors that open to the rear.

This room also includes access to under-stairs storage.

To the left of the hallway is the kitchen/dining room, an ideal space for family gatherings and

entertaining. Located at the rear of the kitchen is the utility room, offering convenience for everyday chores.

The back door from the utility room leads to the rear garden.

Additionally, a downstairs WC is situated on this floor for added convenience.

Floor 2

As you ascend the stairs to the second floor, you are greeted by a generously sized landing, featuring oak doors leading to the living accommodation and a storage cupboard.

Bedroom 1: A double bedroom with a front aspect window, built-in storage cupboard, and wall radiator.

Bedroom 2: A single bedroom with a front aspect window and wall radiator.

Bedroom 3: A double bedroom with a rear aspect window.

Family Bathroom: Equipped with a white bathroom suite, including a bath, wash basin, toilet, heated towel rail, and vinyl flooring. A window to the rear completes this functional space.

Floor 3

On the third floor, you will find a spacious and well-lit master bedroom that includes an ensuite shower room.

This area is enhanced by front aspect windows, and the master bedroom also features a Velux window in the roof space, providing additional natural light.

This sanctuary offers a retreat from the rest of the house.

Rear Garden

Enclosed rear garden with gated access from the side driveway, there is also a personal door to the single garage. The patio area is ideal for relaxing, socialising and dining out when the weather allows. The rear garden is mainly laid down to lawn, making this an easy to maintain space, ideal for busy couples whilst being secure for children and pets.



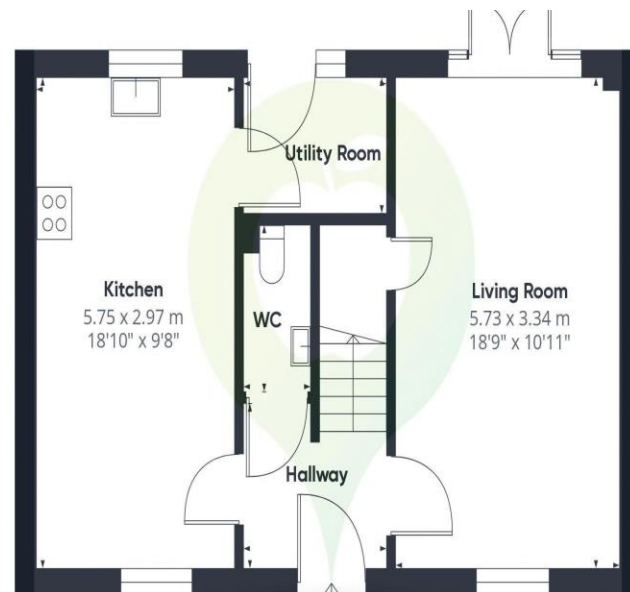
Garage and Parking

Single garage down a tarmac driveway, with parking for 2 vehicles. On road parking also available.

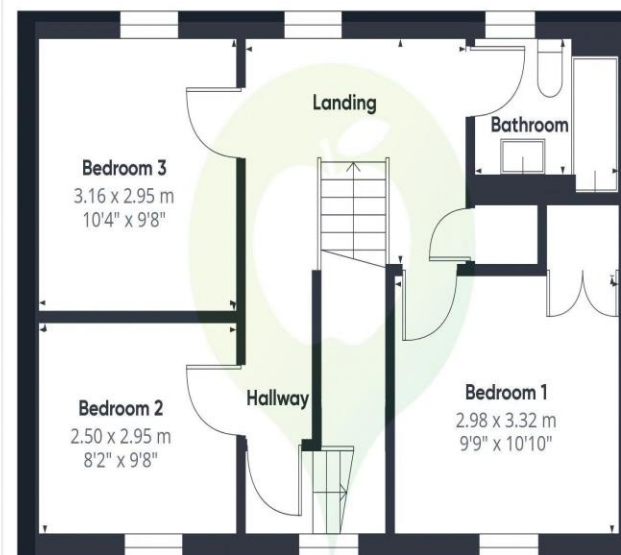
Material Information

- Freehold
- Semi Detached House
- EPC Rating: B
- Council Tax Band: D
- Gas Central Heating with Combi Boiler located in utility room. We are reliably informed by the vendor that the boiler was last serviced 03/2024
- Mains - Gas, Electric, Water and Drainage
- Service Charge: First Port Maintenance Charge £30pcm
- Flood Zone 2: Medium Risk from risk of flooding from rivers or sea
- Ofcom - UltraFast Broadband available (Up to 1,000Mbps)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

115.14 m²

1239.36 ft²

Reduced headroom

0.86 m²

9.23 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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01460 477977 or 01935 277977

www.orchardsestates.com



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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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