



FOR SALE

Beech Road, Martock, TA12 6DT

£350,000



ORCHARDS
ESTATES

Nestled in a peaceful neighborhood just a stone's throw from the heart of Martock, this charming property offers an ideal location for families, with convenient access to top-rated schools and bustling shops. Set back from the road, the driveway provides ample parking space for multiple vehicles, including a detached garage to the side of the property.

Inside, the spacious downstairs area features a large, cozy sitting room perfect for family gatherings. The kitchen opens into the dining area which leads round to another sitting area with patio doors onto the garden, a seamless flow for entertaining and everyday living.

Additionally, there's a handy utility room with a downstairs shower room. Upstairs, you'll find three comfortable bedrooms and the main bathroom, offering plenty of space for everyone. The private and secure garden is designed for easy maintenance, making it a perfect spot for children to play and for family relaxation.

£350,000



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. Yeovil lies approximately 8 miles distance (main line station to Waterloo).

Approach

As you approach this charming three-bedroom semi-detached home, you'll notice the spacious driveway at the front of the property. Offering ample parking for up to four cars. To the right, a detached garage stands ready to accommodate additional storage or vehicle space.

Ground Floor Living

Upon entering this three-bedroom semi-detached home, you are greeted by a welcoming entryway, with the staircase positioned to the right. To the left, the door opens into a spacious living room, featuring a charming gas fireplace and a large front-facing window that bathes the room in natural light.

Continuing through the living room, you enter a beautifully designed kitchen, complete with a central island offering additional storage and workspace. Adjacent to the kitchen is a sophisticated dining room, equipped with built-in storage solutions.

Beyond the dining room, a cozy sitting room awaits, with patio doors that lead out to the serene garden. Returning through the kitchen, you will find a generously sized utility room, which includes a convenient shower room and a window overlooking the garden, providing a practical and pleasant space for household tasks. This property seamlessly combines comfort, functionality, and style, making it an ideal choice for discerning buyers.

First Floor Living

Upstairs, you'll find three generously sized bedrooms

and airing cupboard, perfect for a growing family or hosting guests. Two of these are spacious double bedrooms, offering ample room for relaxation and storage with built-in wardrobes in one.

The third bedroom is a large single, ideal for a child's room, home office, or cozy guest space. The main bedroom is a true highlight, featuring built-in mirrored wardrobes that provide excellent storage solutions.

The bathroom is designed for comfort and convenience, featuring a full-sized bath with an over-the-bath shower, allowing you to choose between a quick refreshing shower or a leisurely soak. This well-appointed bathroom ensures that all your needs are met accordingly.

Garage and Garden

Step into your private garden through the patio doors, where you'll find a charming patio area. The rest of the garden is beautifully laid to lawn. There is convenient side access from the driveway. At the end of the garden, you'll discover a spacious shed and a greenhouse, ideal for gardening enthusiasts and additional storage.

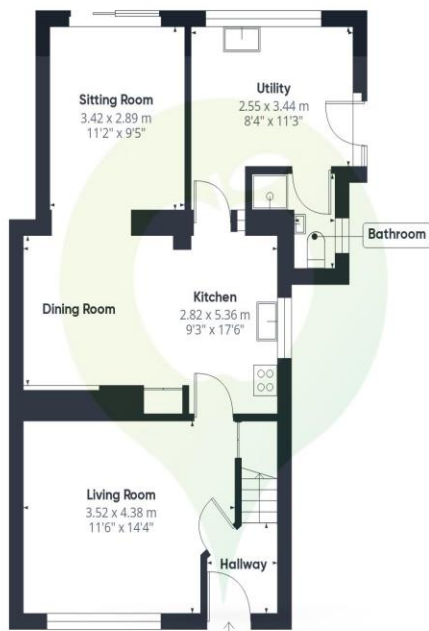
The garage is detached and to the right-hand side of the property. The garage can be accessed through the side door or the garage door at the front. At the back of the garage is a door which will lead through to the office/workshop.

Material Information

- Freehold Property, built c. 1960's
- Council Tax Band: B
- EPC Rating: B
- Mains drainage, water, and electric
- Combi Boiler - approx. 18 months old
- Double Glazing - approx. 8 years old
- Good sized loft space
- Large garage Parking for 3-4 vehicles
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Privately owned solar panels



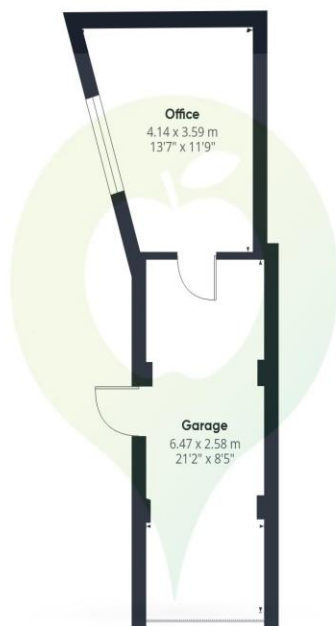
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 89 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

122.6 m²

1321 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 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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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.