



10 Martock Road
Long Sutton, TA10 9JS

GeorgeJames PROPERTIES
EST. 2014

10 Martock Road

Long Sutton, TA10 9JS

Guide Price - £389,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

10 Martock Road is a stone built semi-detached house situated on the edge of this popular village. The house has accommodation comprising entrance hall, sitting room with door to the garden, kitchen/dining room, utility room, three bedrooms and bathroom. The main bedroom is double aspect and has an en-suite shower room. Outside there are large gardens backing on to open farmland with lovely countryside views towards Knole Hill.

Amenities

Long Sutton is an extremely popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, shop and post office, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had in nearby woods, along the river and across the moors. The village has a much respected Primary School that has a Breakfast Club, plus an after School Club for pupils.

Services

Mains water, drainage, gas and electricity are all connected. Council tax band C.

Entrance Hall

Part glazed entrance door leads to the entrance hall, window to the front and rear, door leading to -

Sitting Room 16' 2" x 13' 3" (4.93m x 4.04m)

With window to front and glazed door leading to rear garden. This room has two radiators and a fireplace.

Kitchen/Dining Room 17' 5" x 11' 2" (5.30m x 3.40m)

With window to front and two windows to the side. Range of base and wall mounted kitchen units with work surfaces over, one and half bowl sink unit with mixer tap, space for range cooker. There is a built in dishwasher and space for American style fridge freezer. Radiator, built in storage cupboard and door to the rear hall with part glazed door to rear garden.

Utility room 5' 9" x 4' 6" (1.76m x 1.38m)

With window to rear, work surfaces with space and plumbing for washing machine.



Bathroom 5' 9" x 5' 6" (1.76m x 1.68m)

With window to side, low level WC, panelled bath with shower attachment over, heated ladder towel rail, full wall tiling.

First Floor Landing

With window to rear.

Bedroom 1 17' 7" x 11' 6" (5.36m max x 3.50m max)

With window to front and rear with two radiators.

En-suite Shower Room

With low level WC, vanity wash hand basin, built in wall cabinets and shower cubicle with mains shower.

Bedroom 2 13' 4" x 8' 4" (4.07m x 2.53m)

With window to front, radiator, built in cupboards.

Bedroom 3 7' 9" x 7' 7" (2.35m x 2.32m)

With window to rear and radiator.

Outside

Vehicular entrance leading to a tarmac driveway and turning area with small lawned front garden. There is a pedestrian gate to the side of the property with a large garden area and raised vegetable beds. The rear garden has a patio with a covered seating area, including a built in BBQ and outside kitchen with granite work top and sink unit with both hot and cold running water. The remaining garden is laid to lawn with flower and shrub borders and greenhouse. The gardens back onto open farmland with lovely views toward Knole Hill.

Garden Shed

Measuring approximately 5m x 4m.



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

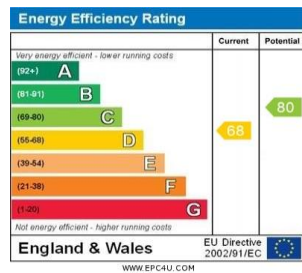


1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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