



13 Foldhill Lane
Martock, TA12 6NH

GeorgeJames PROPERTIES
EST. 2014

13 Foldhill Lane

, Martock, TA12 6NH

Guide Price - £385,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

13 Foldhill Lane offers a really exciting opportunity to purchase a sizeable, double-fronted detached house in the popular area of Martock. Our current sellers have recently improved and updated many elements of the house including kitchen, bathroom, decoration, additional plug sockets and the creation of a partitioned dining room downstairs, but the house still offers tremendous potential to further improve and extend to the side and rear subject to permissions. Such is the size of the master bedroom, an ensuite could be created here with ease. The property sits on a large plot with ample parking, garden and garage to the front, with a large garden to the rear and is offered with no onward chain complications.

Amenities

Martock is a large Somerset village offering an excellent range of everyday amenities including a selection of shops, co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

Services

Mains gas, electricity, water and drainage connected. Council Tax Band D.

Porch

With doors to front.

Entrance Hall

With window to front, radiator, under stairs storage.

Downstairs Shower Room 5' 10" x 3' 7" (1.79m x 1.08m)

With frosted window to front, radiator, low level WC, shower enclosure with electric power shower.

Living Room 18' 10" x 11' 5" (5.75m x 3.48m)

With double glazed window to front with additional double glazed shutter, French doors to rear, radiator.



Dining Room 12' 7" x 8' 3" (3.83m x 2.51m)

With window to rear, radiator, open partition to living room.

Kitchen 12' 7" x 9' 7" (3.83m x 2.91m)

With window to rear, door to side, recently fitted base and wall units, eye level microwave and electric fan oven, induction hob, 1.5 composite sink with drainer, Worcester gas boiler, breakfast bar, American style fridge/freezer (negotiable) and space for washing machine and tumble dryer.

First Floor Landing

With window to front, radiator, access to attic, storage cupboard.

Bedroom 1 18' 11" x 13' 1" (5.76m x 3.99m)

With windows to front and rear, 2x radiators, space for wardrobes, potential to create an ensuite shower room or sub-divide this room to create another bedroom.

Bedroom 2 11' 6" x 11' 2" (3.51m x 3.40m)

With window to front, radiator.

Bedroom 3 14' 5" x 7' 5" (4.39m x 2.26m)

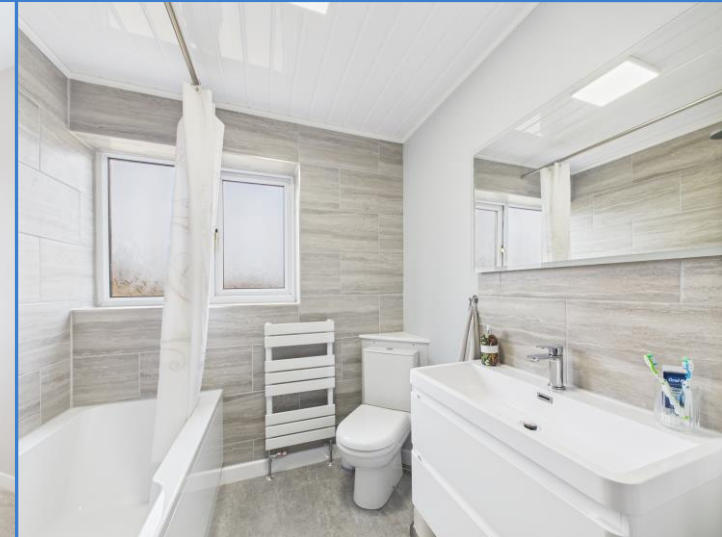
With window to rear, radiator.

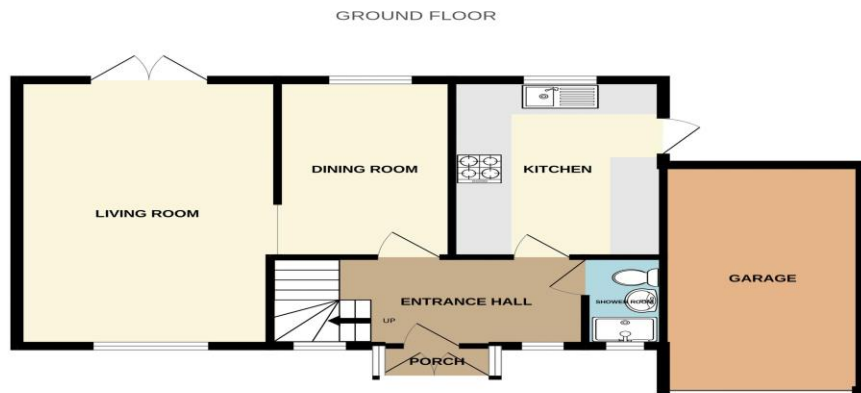
Bathroom 8' 4" x 6' 8" (2.53m x 2.03m)

A stylish recently installed suite. With frosted window to rear, ladder heated towel rail, corner WC, vanity sink, T-shaped bath with mains rainfall shower over and additional shower attachment to taps, vanity cupboard.

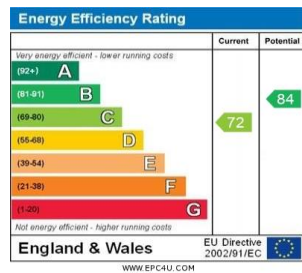
Outside

The property sits on a fantastic plot. To the front is a large driveway with ample parking for multiple cars, an area of lawn, shingle and flower bed. The driveway leads to a garage with up and over garage door, power, lighting and part boarding in the loft. The rear garden is a real selling point with so much space on offer. The garden is mainly laid to lawn with an area of decking, shingle, mature trees and bushes and a gate to the front garden.





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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