



65 Moorlands Park,
Martock, Somerset, TA12 6DN

Guide Price £280000

3 bedrooms
Ref:EH001722



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Overview

- An extended three bedroom semi detached house.
- Study/Bedroom 4 on the ground floor.
- Double glazing and central heating.
- Close to amenities.
- Garden to three sides.
- Garage in a block
- NO ONWARD CHAIN.



An extended three bedroom house positioned near the centre of this popular market town conveniently located a short distance from amenities. Further accommodation comprises a family bathroom, kitchen/diner, lounge, study/bedroom 4, cloakroom and garden to three sides. Other benefits include double glazing, gas central heating, garage in a block and NO ONWARD CHAIN.



Accommodation:

A part glazed uPVC door opens into:

Porch:

There is one window to the front and one to the side, a cupboard with storage and the electric meter.

Entrance Hall:

Stairs rise to the first floor, fuse board, radiator and doors lead to:

Lounge: 'L' Shaped Room 9' 1" x 9' 3" (2.76m x 2.82m) + 12' 8" x 11' 10" (3.85m x 3.61m)

A light and airy room with a window to the front and side aspects, one radiator and a gas fire is inset to a stone fireplace.

Kitchen/Diner 25' 10" x 8' 3" (7.88m x 2.52m)

There is one window to the rear, one radiator, a stainless steel sink with drainer to one side and cupboard under, there is space and plumbing to one side for a dishwasher. There is a further range of wall hung, floor standing and drawer storage cupboards above and below a rolled edge worktop with tiled splashback. There is space for a cooker. Doors lead off to:



Bedroom 4/Study 9' 7" x 9' 0" (2.93m x 2.75m)

There is one window to the side, one radiator and there is a built in wardrobe.

Utility: 6' 2" x 3' 6" (1.88m x 1.06m)

There is space and plumbing for a washing machine, wall hung storage cupboard, part glazed uPVC door to rear garden and door to:

Cloakroom:

There is one window to the side, low level W.C, wall hung wash hand basin with tiled splashback.

Stairs from entrance hall rise to first floor:

Landing:

There is an airing cupboard with hot water cylinder, loft entrance hatch and doors lead off to:

Bedroom 1: 11' 0" x 9' 5" (3.35m x 2.87m)

There is one window to the rear, one radiator and a built in storage cupboard.

Bedroom 2: 9' 11" x 8' 2" (3.01m x 2.50m) + Entrance

There is one window to the front, one radiator and a built in storage cupboard.

Bedroom 3: 'L' Shaped Room 3' 11" x 3' 5" (1.20m x 1.04m) + 6' 6" x 6' 4" (1.97m x 1.94m)

There is one window to the front, one radiator and a built in storage cupboard.



Bathroom:

There is one window to the rear, bathroom suite comprises low level W.C, pedestal wash hand basin, panelled bath with Mira electric shower to one end, tiles to splash prone areas and one radiator.

Outside:

Front:

A generous garden to the front mainly laid to lawn with a variety of mature shrubs and bushes. A path leads to the front door and a path leads to a gated side garden.

Side:

Boundaries comprise panel fencing, split into two distinct areas of lawn and rockery with a path leading to the rear garden.

Rear:

A patio to the rear property with lawn area and flower beds.

Garage:

In a block with metal up and over door.

Amenities:

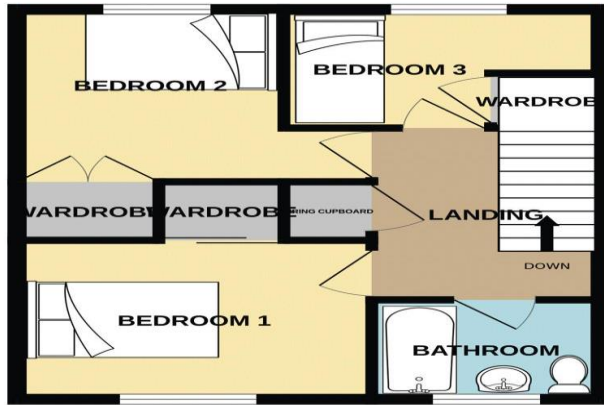
Martock offers an excellent range of day-to-day facilities including a selection of pubs, hotel, post office, small supermarkets, bakery and butchers. A range of health services including doctor's surgery, dentist and pharmacy together with a veterinary surgery. Excellent village hall and the Church of All Saint's. There is also excellent sporting and recreational facilities including Martock Recreational ground and all weather tennis courts. The A303 is within 1 mile and Yeovil 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to London Waterloo.

VIEWINGS STRICTLY BY APPOINTMENT:

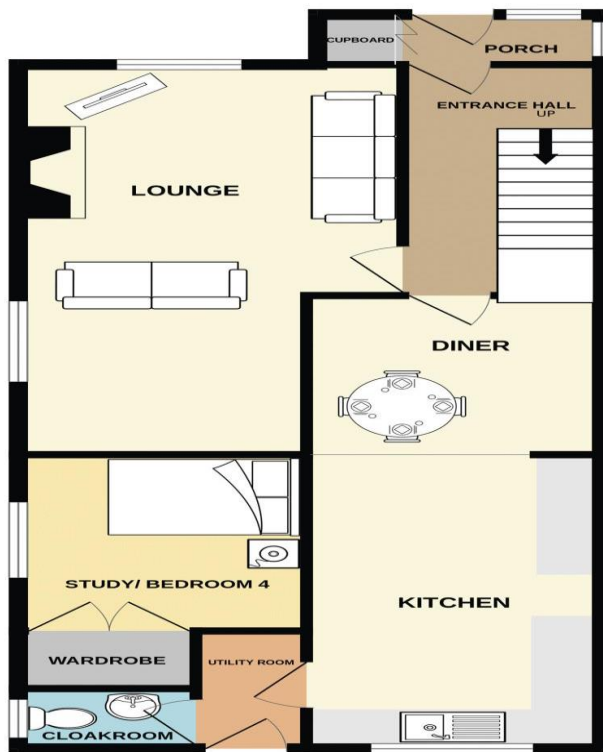
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1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 990sq.ft. (92.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		83
C	(55-68)	64	
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	



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