



£289,950

At a glance...



3



2



1

EPC

B

COUNCIL
TAX

C

**holland
& odam**

6 Hurridge Close
Martock
Somerset
TA12 6FW

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, head South-West towards Manor Court. Turn left onto The Triangle and follow Sutton Road for around 2 miles then take a slight left at Harding's Hill. At the end of the road, turn right onto the A372 then left onto the B3165. Continue for around 4 miles then turn right onto Coat Road. Turn left onto Barrow Hill View, then immediate left onto Hurridge Close. The property can then be found on the right hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £129.77 (Half Yearly)



Location

Martock is a charming village in Somerset, offering a fantastic range of everyday amenities. Residents can enjoy a selection of pubs, a hotel, a post office, small supermarkets, a bakery, and a butcher, making it easy to take care of daily needs. For healthcare, the village is well-equipped with a doctor's surgery, dentist, pharmacy, and a veterinary surgery, ensuring convenience and peace of mind. The excellent village hall and the historic Church of All Saints are central to the community's vibrant social life. Martock offers superb recreational facilities, including the Recreational Ground and all-weather tennis courts. The location also benefits from easy access to the A303, just 1 mile away, and is within a short drive of Yeovil, which is 6 miles away. Yeovil provides an even wider selection of shopping, recreational, and educational facilities, as well as a mainline rail link to London Waterloo, making it a great option for commuters. With its blend of village charm and convenient access to larger towns and transport links, it's an ideal place for those looking for a balanced lifestyle.

Insight

This attractive semi-detached family home, built in 2020 by Barratt Homes, is presented in immaculate show home condition throughout. Situated in a peaceful, setback position, the property offers a perfect blend of contemporary living and convenience, with easy access to the village amenities.

The accommodation briefly comprises; entrance hall with convenient cloakroom/WC, living room and kitchen/diner. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

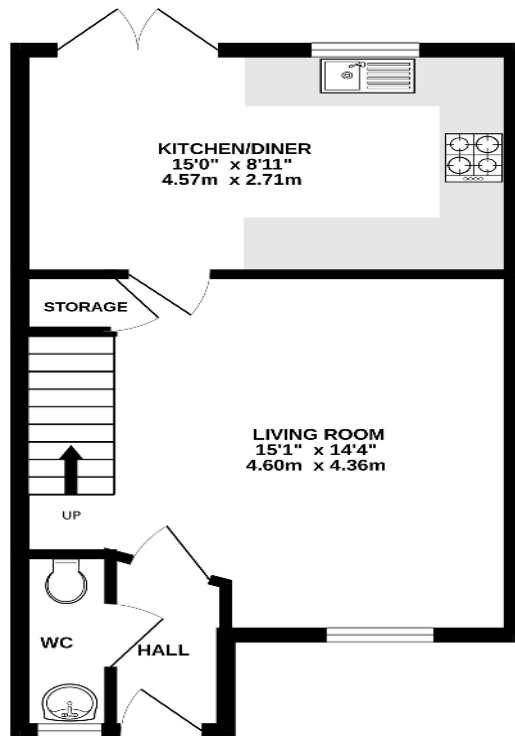
Externally, the property boasts a driveway providing off-road parking for two vehicles and an additional allocated parking space opposite, while the enclosed rear garden offers a private space for outdoor enjoyment.

With its exceptional presentation, prime location, and contemporary design, this property is an ideal choice for a variety of buyers looking for a stylish and well-connected home.

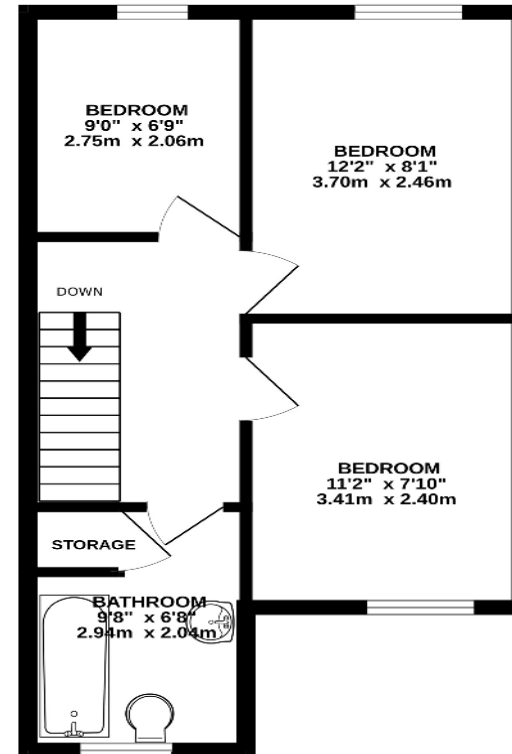
- Built in 2020 by Barratt Homes with remaining NHBC warranty for piece of mind
- Easy access to town amenities, conveniently located close to shops, schools, and transport links
- Kitchen/Diner with built-in appliances including, eye level oven, gas hob, fridge-freezer, washing machine and dishwasher
- Modern and efficient home offering generous accommodation
- South facing enclosed rear garden with patio for entertaining and convenient side access
- Driveway providing ample parking for two vehicles and an additional allocated parking space opposite the property



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 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.
Made with Metropix ©2025

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.