



**Mertoch Lane, Martock, TA12 6FT**

**welcome to**

**Mertoch Lane, Martock**

A three bedroom detached family home, situated in the desirable village of Martock and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout and boasts a wealth of space and natural light.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Stairs rising to the first floor. Radiator. Door opening into:

### Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC. Radiator.

### Lounge

16' 4" x 10' 9" ( 4.98m x 3.28m )

Double glazed windows to the front and side. Aerial point. Inset spotlights to the ceiling. Radiator. Door opening into:

### Kitchen/ Dining Room

14' 7" x 10' 4" ( 4.45m x 3.15m )

A lovely light room with double glazed window to the rear and double glazed French doors to the rear opening to the garden. A range of modern fitted wall, base and drawer units with work surface over and under unit lighting. Single bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over, glass splashback and electric oven below. Further integrated appliances include dishwasher, washing machine and fridge/freezer. Space for dining table and chairs. Wall mounted boiler. Inset spotlights to the ceiling. Understairs storage cupboard. Radiator.

### First Floor Landing

Airing cupboard. Access to the loft space. Radiator.

### Bedroom One

11' 8" x 8' 6" ( 3.56m x 2.59m )

Double glazed window to the front. Built in wardrobe. Radiator. Door opening into:

### En Suite

Double glazed window to the side. Suite comprising enclosed shower cubicle, wash hand basin and WC. Towel radiator.

### Bedroom Two

10' 2" x 8' 4" ( 3.10m x 2.54m )

Double glazed window to the rear overlooking the garden. Radiator.

### Bedroom Three

8' 8" x 6' 2" ( 2.64m x 1.88m )

Double glazed window to the front. Radiator.

### Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap. Wash hand basin. WC. Towel radiator.

### Garage

Up and over door to the front. Power and light.

### Front Garden

Access via a tarmac driveway leading to the garage and providing off road parking. Gated side access leading to the rear garden.

### Rear Garden

A fully enclosed landscaped rear garden, laid part to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. The garden is bordered with a variety of decorative plants and shrubs. Water butt.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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## Mertoch Lane, Martock

- Detached Family Home
- Three Bedrooms with En Suite to Master
- Excellent Decorative Order
- Garage & Driveway Parking
- Council Tax Band - D

Tenure: Freehold EPC Rating: B

# £310,000



Please note the marker reflects the postcode not the actual property

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