





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 areas), 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 meet rely upon its own inspection(s). Powered by www.focalerent.com





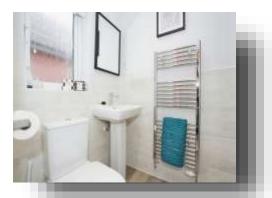
welcome to

Mertoch Lane, Martock

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

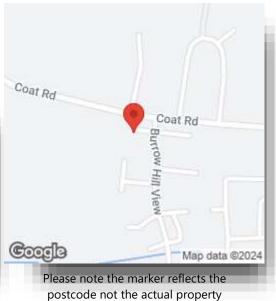
Tenure: Freehold EPC Rating: B

£310,000









view this property online fox-and-sons.co.uk/Property/YEO107674



Property Ref: YEO107674 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the



fox & sons

01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.