



45 Beech Road  
Martock, Somerset



# 45 Beech Road

Martock  
Somerset  
TA12 6DT



- Country Views
- Much Extended
- Cul De Sac Location
- Attractive Gardens with Lodge
- Close to Town Centre

Guide Price £360,000

Freehold

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## THE DWELLING

A well presented and much extended semi detached property which lies in a cul de sac and benefits from uPVC double glazing, gas central heating, coved ceilings and has lovely country views to the rear.

## ACCOMMODATION

A storm porch with a part-glazed entrance door leads to the reception hall with a staircase rising to the first floor and there is a good-sized sitting room with a central feature coal-effect fire with a stone surround.

The kitchen is comprehensively fitted with a range of units with green marble effect worktops, blue doors and stainless steel door furniture. Fitted appliances include a four-ring gas hob, oven and cooker hood. There is both floor and wall tiling and a good range of base units with drawers and cupboards under and wall cupboards.

A wide archway leads to the dining room, which has floor tiling, which in turn leads to the good-sized living room, again having floor tiling and access to the kitchen. French doors lead to the utility room with a double glazed door to the side, has both floor and wall tiling, plumbing for automatic washing machine, gas boiler and a door to the garage.

Finally, on the ground floor is a fully tiled cloakroom with a white suite.

On the first floor is a landing with two hatches to the roof space and an airing cupboard, whilst there are five bedrooms and a family bathroom with a white suite.

## OUTSIDE

At the front of the house is parking for 2 vehicles, which leads to the garage with an up-and-over door.

The front gardens comprise gravel beds, whilst the rear gardens are laid to lawn, patio, pathway, super lodge, the historical garage with an up-and-over door with the gardens being enclosed by lap panel fencing and, as previously mentioned, backing onto fields.

## SITUATION

Martock is a pretty, thriving town with many attractive, honey-coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of facilities including a doctor's surgery, post office, hotel & pub, dentist, supermarket, newsagent, bakers and library amongst other things. The larger and commercial centres of Yeovil and Taunton are easily accessible by road, and the quaint historic Abbey town of Sherborne with its castle ruins is within easy reach. The

main A303, a major route linking London with the West Country is just a couple of miles and there are mainline railway stations at Yeovil (London Waterloo about 2.5 hours) and Castle Cary (London Paddington about 95 minutes).

## DIRECTIONS

What 3 words: ///brightens.synthetic.winks

## SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Low



## Beech Road, Martock

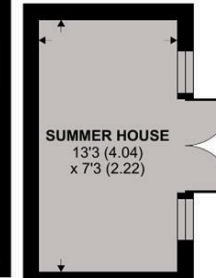
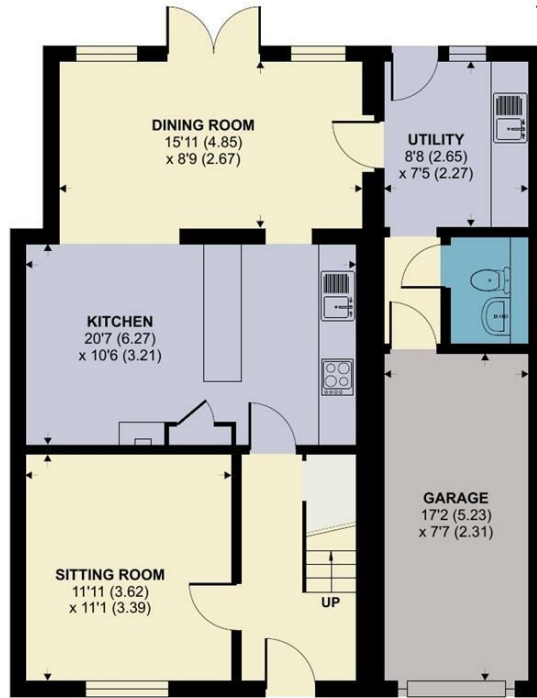
Approximate Area = 1284 sq ft / 119.2 sq m (excludes garage)

Garage = 130 sq ft / 12 sq m

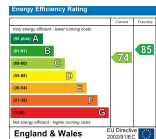
Outbuilding = 96 sq ft / 8.9 sq m

Total = 1510 sq ft / 140.1 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Symonds & Sampson. REF: 1272007



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