



Property Location

The village of Martock benefits from a number of local shops and pubs, together with village hall and doctors' surgery. There is a primary school in the village and bus routes to the nearby senior schools of Stanchester Academy and Huish Episcopi Academy.

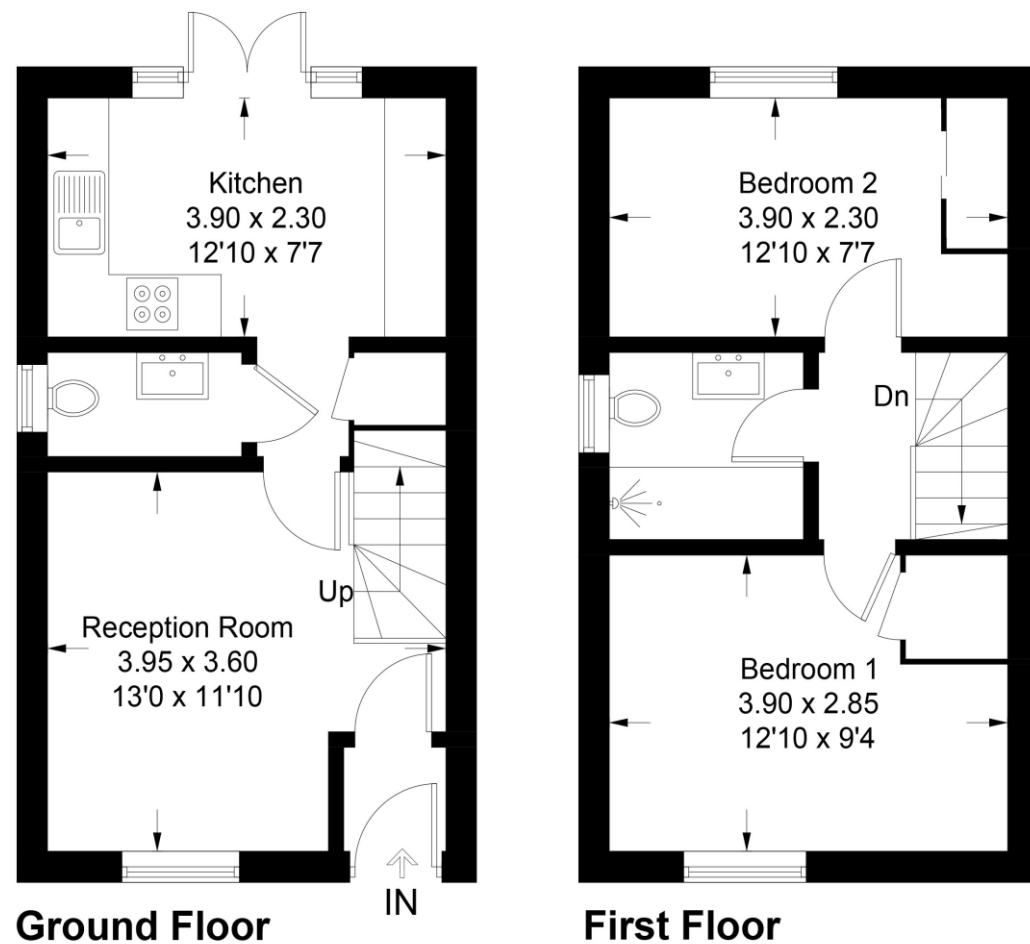


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185390)

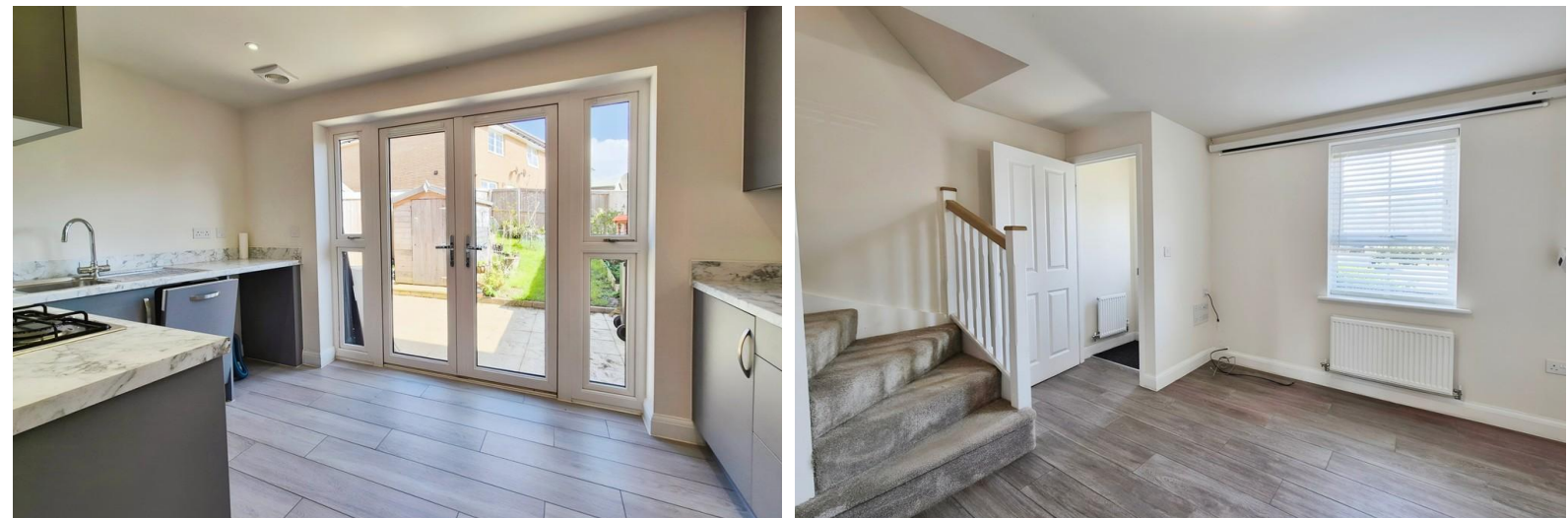


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

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Burrow Hill View, Martock

Asking Price Of £250,000



19 Burrow Hill View
Yeovil
TA12 6FS

Key features:

- Modern Decor Throughout
- Kitchen-Diner
- Fully Enclosed Garden
- Driveway Parking
- Gas Central Heating
- Two Double Bedrooms
- Ground Floor Cloakroom
- Local Amenities Within Walking Distance

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Immaculately presented, recently built 2-bedroom semi-detached house in a popular modern development in the South Somerset village of Martock. With driveway parking for 2 cars, garden to the rear and the village amenities with short walking distance, this is an ideal hassle-free starter home or potential buy to let investment.

ENTRANCE HALL Double glazed front door opening into a small entrance hall / porch area with useful space for coats / shoe storage. Second white door opening into the sitting room. Dark grey ribbed carpet mat and white decor. Electrical consumer unit high level. Radiator.

SITTING ROOM 12' 11" x 11' 9" (3.95m x 3.6m) Generous reception room with double glazed window to the front. Grey oak effect laminate flooring and cream walls. Stairs rising to the first floor and door to the kitchen. Radiator.

KITCHEN 12' 9" x 7' 6" (3.9m x 2.3m) With an attractive fitted kitchen in grey with a white marble-effect work-top, grey oak laminate flooring and white walls. Double glazed French doors with side panels, opening to the rear garden patio. The kitchen has integrated gas hob, electric oven, dishwasher, fridge freezer and

over-hob extractor. Appliance space for washing machine and the Ideal Logic gas boiler is cupboard mounted. Under stair cupboard.

WC
 With double glazed window to the side. Dark grey floor tiles and lighter grey wall tiles. White basin and toilet. Radiator.

STAIRS AND LANDING Neutral-carpeted stairs rise to the first floor landing. White walls and woodwork.

BEDROOM ONE 9' 4" x 12' 9" (2.85m x 3.9m) Good sized double bedroom with double glazed window to the front. Grey oak laminate flooring and white walls. Fitted cupboard and radiator.

BEDROOM TWO 7' 6" x 12' 9" (2.3m x 3.9m) Double bedroom with double glazed window to the rear. Grey oak laminate flooring and white walls. Fitted wardrobe and radiator.

BATHROOM Modern family bathroom with double glazed window to the side. White suite of basin, toilet and bath with shower above and fixed screen. Grey laminate flooring and wall tiles. Chrome heated towel rail and extractor fan.

OUTSIDE To the side of the house is driveway parking for 2 cars. Across the road is a children's play park and open countryside beyond that, giving very pleasant views from the front rooms. A side gate gives access into the fully enclosed rear garden. The garden is mostly laid to lawn with a patio adjacent to the house and wooden garden shed.

