



TO LET

Witcombe Lane, Martock, TA12 6AH

Monthly Rental Of £1,450



ORCHARDS
ESTATES

An exciting opportunity to rent a generously proportioned family home with plenty of living and outside space. There are four bedrooms and a large, dual aspect reception room on the ground floor as well as two gardens, one to the front and one to the rear making it an ideal home to follow the sun throughout the course of the day. Allocated parking for one vehicle with further parking on a first come first serve basis. This tranquil home is minutes from the amenities of Martock and a short drive to Yeovil.

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LOCATION

The property is situated in arguably one of the most sought after locations between Martock and Yeovil which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, bank, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Approach

The house is set back from the road by a front garden, laid mainly down to lawn, featuring a pathway leading to the front door, edged with mature shrubs. Entry into the property is through a small porch leading through another door into the hallway.

Ground Floor

A large and bright dual-aspect room featuring a window to the front and patio doors opening onto the rear garden. The space includes two radiators and a TV point, offering a comfortable and versatile living/dining area. A door from the left of the hallway provides access to the kitchen which is fitted with a range of wall and floor units, a breakfast bar and offers ample space for appliances. Just off the kitchen is a utility area

with ample space to house a washing machine and tumble dryer. Downstairs WC is fitted with a hand wash basin, WC, and fully tiled shower cubicle, with a side-aspect window providing natural light.

First Floor

Ascending the carpeted stairs to the landing, you will find a radiator and doors leading to the first-floor rooms: Bedroom 1 A double bedroom with a rear- aspect window, fitted wardrobes and wall-mounted radiator. Bedroom 2 featuring a front-aspect window, fitted shelving and wall-mounted radiator. Bedroom 3 also featuring a front-aspect window, fitted shelving and a wall-mounted radiator. Bedroom 4 The smallest of the bedrooms, positioned at the rear of the property with a rear-aspect window and wall-mounted radiator. Family Bathroom Fitted with a bath with shower over, WC, hand wash basin, and towel radiator.

Parking

There is allocated parking for one vehicle with further parking on a first come first serve basis.

Rear Garden

At the rear, there is an easily maintained garden mainly laid to lawn with a paved pathway, an ample patio area and a garden shed all enclosed by fencing.



Material Information

- Freehold
- EPC - E
- Council Tax - B
- Services - Mains electric, water and drainage
- Gas LPG
- Parking - Allocated for 1 vehicle and additional on a first come first served basis
- Broadband - (Ofcom Broadband Checker)
- Ultrafast 1000mbps available
- Flood Zone 1 - This property has low risk of flooding from rivers and sea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	41 E	
21-38	F		
1-20	G		



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