



FOR SALE

North Street, Martock, TA12 6EG

£240,000



ORCHARDS
ESTATES

Discover this spacious three bedroom terraced home, located centrally in Martock, offered to the market exclusively by Orchards Estates. Requiring some light modernisation, the spacious and light accommodation sits on North Street. As you approach the home, it welcomes you into a hall, with storage understairs. The first reception room has a large double glazed front facing window with an ornamental fire place. Double doors lead you to the second reception room, with an open fire place, fresh carpets and a large double glazed rear window, overlooking the garden. This flows through to the kitchen, fitted with wall and base units and a standalone gas oven. From the stairs, you reach the first floor. Welcoming you to three bedrooms, two of which are doubles and a good sized third bedroom. The family bathroom benefits from a four piece suite, including bath, shower cubicle, W/C and basin. Externally, the garden is enclosed, being mostly laid to lawn with a handy summerhouse with power.



£240,000



LOCATION

Martock is a large and historic village in South Somerset, England, known for its attractive hamstone buildings, rich heritage, and strong sense of community. Situated near the towns of Yeovil and Crewkerne, Martock dates back to Saxon times and was once an important market settlement. The village is home to several notable landmarks, including the beautiful All Saints Church, a striking medieval church with impressive architecture. Surrounded by rolling countryside and farmland, Martock offers a peaceful rural atmosphere while still providing local shops, schools, and traditional pubs that serve the community. Its blend of history, countryside charm, and village life makes Martock a distinctive part of Somerset.

Approach

Found on North Street, Martock with a Orchards 'For Sale' sign

Ground Floor

As you approach the home, it welcomes you into a hall, with storage understairs. The first reception room has a large double glazed front facing window with an ornamental fire place. Double doors lead you to the second reception room, with an open fire place, fresh carpets and a large double glazed rear window, overlooking the garden. This flows through to the kitchen, fitted with wall and base units and a standalone gas oven.

First Floor

From the stairs, you reach the first floor. Welcoming you to three bedrooms, two of which

are doubles and a good sized third bedroom. The family bathroom benefits from a four piece suite, including bath, shower cubicle, W/C and basin.

MATERIAL INFORMATION

- Freehold
- EPC Rating - D
- Council Tax Band - B
- Services - Mains water, drainage, gas and electric
- Double glazing
- No immediate parking
- Flood Zone - 1 low risk of flooding from rivers and sea (Gov.uk)
- Broadband - Superfast 80mbps (Ofcom Broadband Checker)





Floor 1

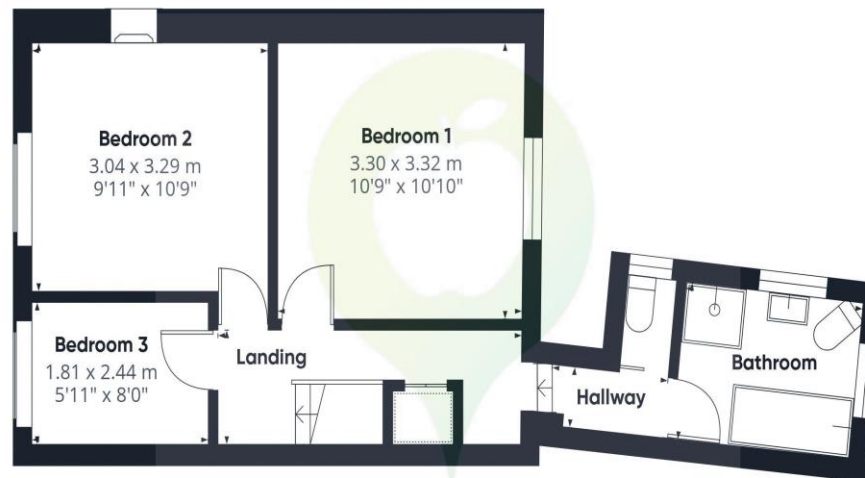
Approximate total area⁽¹⁾

79.1 m²
853 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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www.orchardsestates.com



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