



FOR SALE

Cedar Court, Martock, TA12 6HQ

£200,000



ORCHARDS
ESTATES

A well-presented modern end-of-terrace home, ideally situated within easy reach of the amenities of the sought-after village of Martock. The property benefits from two allocated parking spaces and offers well-proportioned accommodation arranged over two floors. The ground floor comprises a spacious lounge/diner, providing an excellent area for both relaxing and entertaining, together with a modern fitted kitchen. To the first floor are two well-sized double bedrooms and a contemporary family bathroom. Externally, the property enjoys a private, enclosed rear garden, offering a pleasant outdoor space with excellent potential for al fresco dining and relaxation. An ideal home for first-time buyers, couples or investors, combining modern accommodation with convenient village living.

£200,000



LOCATION

The property is situated in the large sought after village of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. Martock 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.

Entrance Hall

A welcoming entrance hall with a double-glazed door to the front, laminate flooring, radiator and stairs rising to the first floor.

Lounge/Diner

A spacious and well-proportioned reception room featuring a rear-aspect double-glazed window, laminate flooring, radiator and double-glazed door providing direct access to the rear garden.

Kitchen

A modern fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating a one-and-a-half bowl sink and drainer. Integrated appliances include a gas hob with extractor hood over and an electric oven. There is plumbing and space for a washing machine, together with space for a fridge/freezer. Tiled splashbacks complete the kitchen.

Landing

Access to loft and doors to:

Bedroom One

Two rear aspect double glazed windows and radiator.

Bedroom Two

Two front aspect double glazed windows and radiator.

Bathroom

Fitted with a panelled bath with shower over, wash hand basin with vanity unit, low-level WC, extractor fan, radiator and laminate flooring.

Rear Garden

Initial patio leading to gravel area and lawn with raised beds and gated access enclosed by fencing.

Parking

Two allocated parking spaces.

Material Information

- Freehold
- Council Tax Band - B
- EPC Rating - C
- Services - Mains water, drainage, gas and electric
- Double glazing
- Loft - Boarded with ladder and lighting
- Two allocated parking spaces
- Flood Zone - 1 low risk of flooding from rivers and sea (Gov.uk)
- Broadband - Ultrafast 1000mbps (Ofcom Broadband Checker)





Floor 1



Floor 2

Approximate total area¹⁾

65.8 m²
708 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.