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FOR SALE

52 Stapleton Close

Martock, Somerset

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Martock
Somerset TA12 6JA



- Much Extended
- Spacious Throughout
 - Private Garden
- Well Presented Accommodation
 - Rare Opportunity
 - Viewing Advised

Guide Price £245,000

Freehold

Yeovil Sales
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THE DWELLING

A well presented and extended mid-terrace property, which benefits from gas central heating, UPVC double glazing, extensive coved ceilings and is presented for sale in excellent decorative order.

The property, which has a private garden to the rear, needs to be seen to be truly appreciated.

ACCOMMODATION

A upvc double glazed entrance door leads to the porch, having floor tiling, a cupboard with a gas boiler, whilst a double glazed door leads to the reception hall, having a staircase rising to the first floor and a cloakroom with a white suite.

There is a good size living room overlooking the front of the property, which has a central feature living coal-effect gas fire with reconstructed stone surround and hearth with a timber mantle and an attractive glass block walling.

The L-shaped kitchen/dining room is a very good size, having a comprehensive range of units with marble effect worktops and timber doors with fitted appliances, including a four-ring hob and a double oven. There is a comprehensive range of base units and wall cupboards, whilst upvc double glazed french doors lead to the rear.

On the first floor is a landing with a hatch to the roof space, whilst there are three bedrooms with the largest having a range of bedroom furniture and an attractive shower room with a white suite.

OUTSIDE

To the front of the property is a gravelled area and parking for 1 vehicle, and a brick wall. To the rear, the gardens are private, being laid to lawn, having a patio, shed, raised borders and enclosed by lap panel fencing.

SITUATION

Martock is a pretty, thriving village 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 amenities.

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 away, and there are mainline railway stations at Yeovil (London Waterloo about

2½hours), Crewkerne and Castle Cary (London Paddington about 95 minutes).

The surrounding countryside is rich in recreational activities and walks. Nearby is Sutton Bingham Reservoir, which hosts a range of water sports. The Jurassic coastline (Lyme Regis) lies approximately 35 minutes (23 miles) driving distance, providing further recreational activities.

DIRECTIONS

What 3 words: [///should.framework.steered](#)

SERVICES

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

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low



| Energy Efficiency Rating | | Current | Potential |
|--|---------|---------|-----------|
| Very energy efficient - lowest running costs | | | |
| 100-120 kWh/m ² /year | A | | |
| 81-100 kWh/m ² /year | B | | |
| 62-81 kWh/m ² /year | C | | |
| 43-62 kWh/m ² /year | D | | |
| 25-43 kWh/m ² /year | E | | |
| 15-25 kWh/m ² /year | F | | |
| 5-15 kWh/m ² /year | G | | |
| Below 5 kWh/m ² /year | Below G | | |
| England & Wales | | 75 | 82 |
| EU Directive 2002/91/EC | | | |

Stapleton Close, Martock

Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1404245



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