



Symonds  
& Sampson

47 Beech Road  
Martock, Somerset

# 47 Beech Road

Martock  
Somerset  
TA12 6DT



- Spacious Throughout
- Excellent Decorative Order
  - Good Size Gardens
  - Lovely Country Views
  - Cul De Sac Location
- Superb Village Amenities



Guide Price **£335,000**

Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)



## THE DWELLING

A fantastic opportunity to acquire a really well-presented semi-detached property that has been extended at the rear and benefits from coved ceilings, gas central heating and UPVC double glazing.

The property which lies in a cul de sac needs to be seen to be appreciated, and an internal viewing is advised.

## ACCOMMODATION

A UPVC double-glazed entrance door leads to the porch, which has floor tiling, whilst a UPVC double-glazed entrance door leads to the reception hall, which has a staircase rising to the first floor and a timber laminate floor.

The sitting room is a good size, having a pleasant open aspect to the front, whilst the kitchen/diner is very much the "heart of the home" fitted with a comprehensive range of units with timber effect worktops, with cream doors having stainless steel door furniture. Fitted appliances include a stainless steel/glass cooker hood, whilst there is an abundance of base units with drawers and cupboards underneath, wall cupboards with some being glazed. There is also an attractive larder cupboard with glazed-paned windows, floor tiling, wall tiling, and a patio door to the sunlounge.

This is a super room, being of UPVC double-glazed construction and standing on a reconstructed stone base and having a lovely feature arch window overlooking the garden to the rear and French doors also lead to the garden.

On the first floor is a landing with an airing cupboard with a hatch to the roof space, whilst there are three good-sized bedrooms and an attractive shower room being fully tiled with a white suite and having a corner shower cubicle.

## OUTSIDE

To the front of the house are attractive lawned gardens with beds and borders, parking for two vehicles, which in turn leads to the tandem garage with up and over door, light and power connected and a personal door.

To the rear, the garden is lovely, being laid to lawn with gravel beds, a silver birch tree, well-stocked borders, and there is also a lovely covered seating area. A particular feature of the garden is the attractive lodge, having bifold doors with light and power connected and a door to the seating area.

## 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 2½ hours), 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

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## 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: C

Flood Risk: Very Low

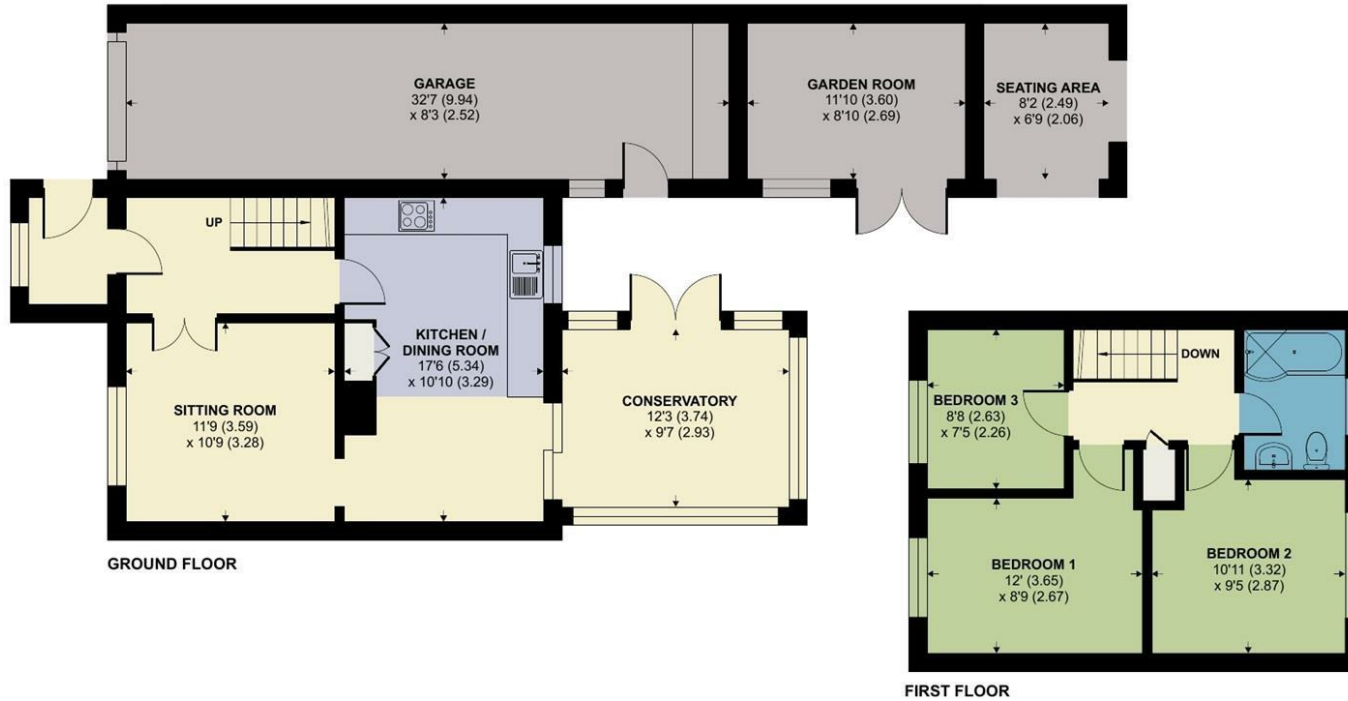


Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)			
A			
B			
C			
D			
E			
F			
G			
Very energy inefficient (highest carbon score)			
England & Wales			
EU Directive 2002/91/EC			

# Beech Road, Martock

Approximate Area = 950 sq ft / 88.3 sq m  
 Garage = 275 sq ft / 25.5 sq m (excludes seating area)  
 Outbuilding = 100 sq ft / 9.2 sq m  
 Total = 1325 sq ft / 123 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: 1452023



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01935 423526

yeovil@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 2, Court Ash,  
 Yeovil, Somerset BA20 1HG



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