



## 3, Colletts Walk, Martock, Somerset, TA12 6DQ

A three bedroom terraced house.



- Modern family home
- Good local amenities
- Secure rear garden

- Popular village location
- Good access to A303
- Allocated parking

£1,100 Per Calendar Month

A three bed mid terraced house, brick built under a tiled roof.

Modern fitted kitchen with built in oven and hob, large walk in cupboard and space for a small table. Downstairs cloakroom. Lounge runs the width of the property with doors to the garden. Two double bedrooms both with built in wardrobes and a single bedroom. Family bathroom with shower over bath.

The rent is exclusive of all utility bills including council tax, gas, mains water and drainage and mains electric. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. There is a medium risk of surface water flooding and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished.

Available July 2026

Rent: - £1100 per calendar month / £253 per week

Holding Deposit - £253

Security Deposit - £1269

Council Tax Band - C

EPC Band - C

No Deposit through Reposit

## OUTSIDE

Front garden is laid to lawn with a concrete path leading to front door, the rear garden is also laid to lawn and fully enclosed with fence panels and gated access to the rear allocated parking space.

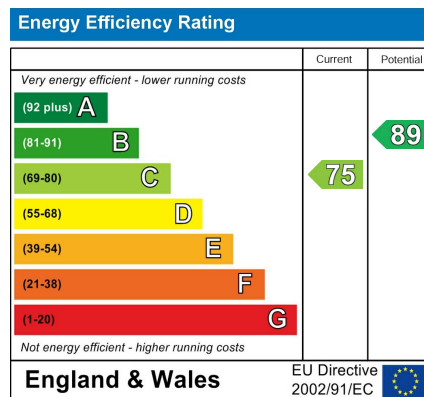
## SITUATION

Martock is a large village in Somerset, situated on the edge of the Somerset Levels 7 miles north west of Yeovil in the South Somerset district. The village benefits from many amenities including, local shops, butchers, bakery, chemist, doctors. Takeaway's, public houses to name but a few. Good access to the A303.

## DIRECTIONS

North Street runs through the centre of the village. Turn into Coat Road then first right into The Horseshoe and Colletts Walk will be found on the right.

what3words: ///conquests.pinging.diverts



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