



21 Long Orchard Way
Martock, Somerset TA12 6FA

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An unusual modern terraced house that offers practical, well-proportioned accommodation.

- Entrance Hall & Cloakroom
- Living Room with French Doors to Garden
- Kitchen/Dining Room
- Utility Room with Garden Access
- Principal Bedroom with En-suite Shower
- Two Further Bedrooms
- Spacious Landing
- Family Bathroom with Separate Bath & Shower
- Garden & Car Port

GUIDE PRICE £320,000

THE AGENT SAYS...

21 Long Orchard Way is a bright and spacious family home which has been well-designed to make the most of its unusually shaped footprint. This immaculately presented three bedroom property has many desirable features that include: a sociable kitchen, utility room, ground floor WC, and en-suite principal bedroom.

THE PROPERTY

The welcoming entrance hall is a good size with space for storing coats and shoes and a convenient adjoining cloakroom. On the right-hand side of the house is the bright and spacious living room which has a large bay window to the front, French doors to the garden at the rear, and a useful under-stairs storage cupboard. On the opposite side of the hall is the kitchen/dining room with a second bay window and making clever use of the room's unusual shape by placing the dining area at the front in





the widest area. The kitchen is fitted with matt-finish slab units in a warm grey shade, topped with a pale worktop. There is a built-under single oven with chimney extractor, integrated fridge-freezer, dishwasher and sink under the window overlooking the garden, plenty of workspace on the peninsula, and a practical tiled floor. Off the kitchen is the utility room which leads out to the garden.

An attractive painted spindle staircase with oak banister leads up to the spacious landing, which has room for storage furniture and a quiet spot to sit. The principal bedroom is a good size and incorporates the airing cupboard, a built-in single wardrobe, and a lovely en-suite shower room. There are two further bedrooms and a family bathroom which benefits from a separate bath and shower.

OUTSIDE

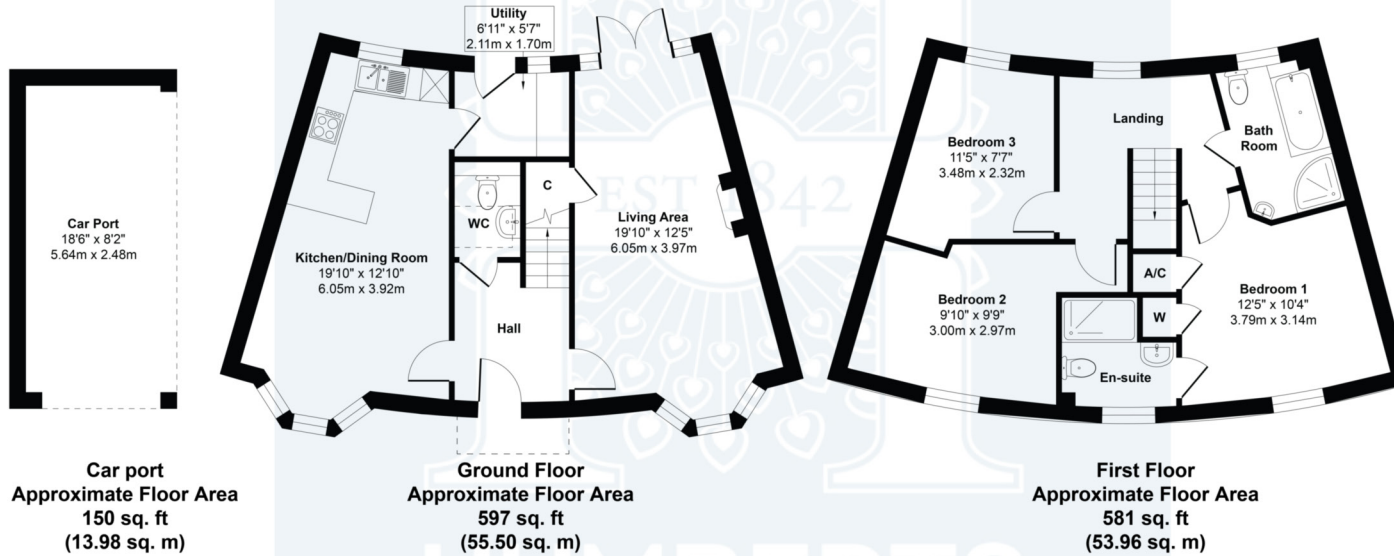
The rear garden is small but perfectly formed and has been turned into a really lovely space by the current owners. There is a small lawn with a couple of specimen trees, clipped box edging, and a Wisteria trained along the back of the house, which give the garden real character and cottage charm. A patio abuts the house and branches off to a path that leads down to a small shed, the back gate, and the car port beyond.



SURROUNDING AREA

Martock is an attractive and popular large village, located close to the A303, within easy commuting distance of Yeovil and Taunton. The village has an excellent range of amenities that include: a primary school, doctors' surgery, dentist, butcher, bakery, Co-op, pharmacy, and hairdressers. The surrounding countryside is rich in heritage and has many footpaths and bridleways to enjoy.

Long Orchard Way, Martock, Somerset, TA12



Approximate Gross Internal Floor Area 1,328 sq. ft / 123.44 sq. m

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DIRECTIONS

From the A303 Stoke-sub-Hamdon junction take the first exit at the mini roundabout onto Water Street, then take the next left into Long Orchard Way - No. 21 will be found on the left-hand side.

SERVICES

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

LOCAL AUTHORITY

Somerset Council - Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Current Rating - B

AGENTS NOTE

Annual maintenance charge to First Port of £340 per annum for upkeep of communal areas.

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