



To Let

Water Street, Martock, TA12 6JP

Monthly Rental Of £850



ORCHARDS  
ESTATES

Situated within easy reach of local amenities, this stunning first floor flat offers space and light and comes with the added benefit of off-road parking close by.

The beautifully presented accommodation comprises a generous open plan kitchen/living room, a double bedroom, and a bathroom.

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LOCATION

The property is situated in the large 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. The village 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.

**Communal Entrance Hall** Door to front and communal stairs.

**Entrance Hall** Painted wooden floorboards and large storage cupboard.

Open Plan Kitchen/Living Room

**Living Room**16' 1" x 11' 11" (4.895m x 3.638m)  
Front aspect double glazed window, painted wooden floorboards, feature fireplace and radiator.

**Kitchen**12' 1" x 11' 11" (3.683m x 3.63m)  
Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas hob with extractor over, electric oven, integrated dishwasher, plumbing for washing machine,

space for fridge/freezer, painted wooden floorboards and radiator.

**Bedroom** 12' 0" x 8' 10" (3.664m x 2.689m)  
Front aspect double glazed window, large built in wardrobe and radiator.

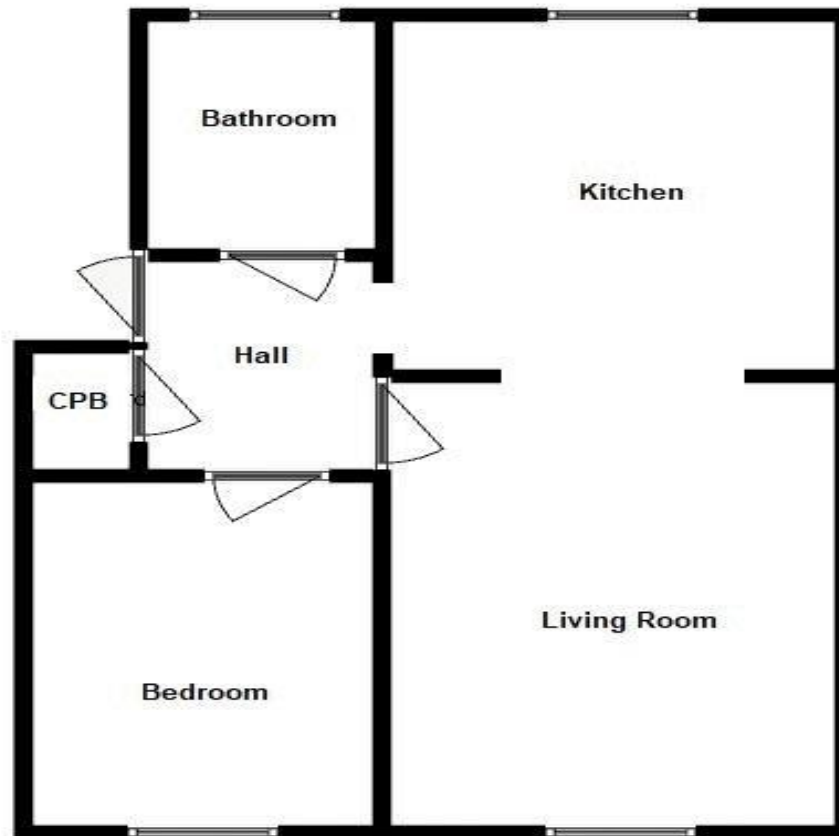
**Bathroom** Rear aspect double glazed window, bath with shower over and mixer taps, wash hand basin, WC and radiator.

**Parking** There is off road parking situated close by which is allocated for this apartment only.

**Directions**  
When coming to the end of Stoke Road, turn left on to Water Street. Continue along this road and the property can be found on the right hand side just before the small bridge.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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