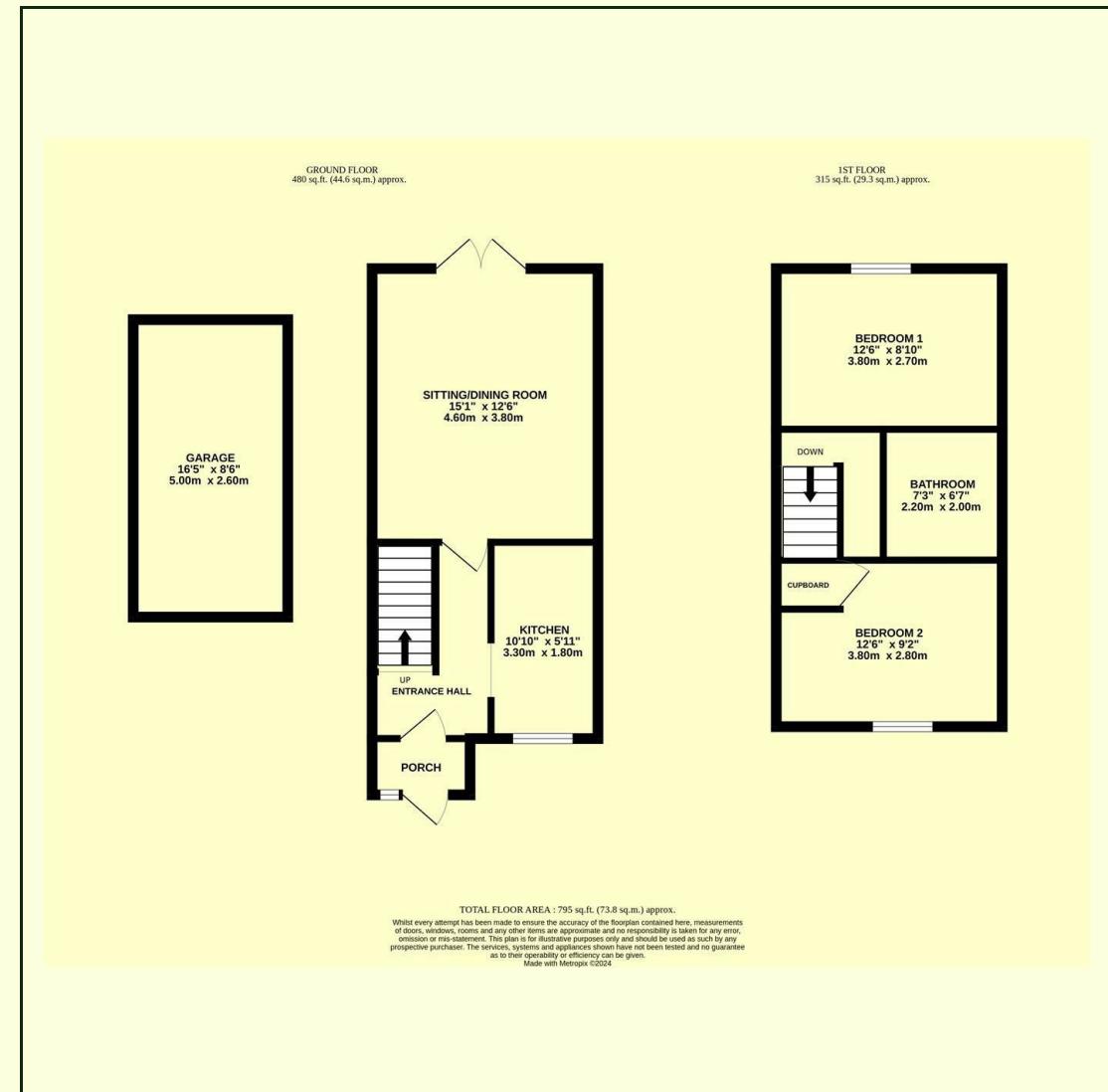




Available with no onward chain. A 2 bedroom terraced house in the popular village of Martock. The house comprises: Entrance porch, kitchen, sitting/dining room, 2 bedrooms, bathroom, garage, parking and an enclosed garden to the rear.

The village of Martock has a good range of local facilities including a Co-op supermarket, village pub and primary school rated Good by OFSTED. The village is close to the A303 and a more comprehensive range of supermarkets, shops and leisure facilities can be found in Yeovil, just 7 miles away.

- AVAILABLE WITH NO ONWARD CHAIN
- VILLAGE LOCATION
- CLOSE TO YEOVIL
- SITTING ROOM
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- GARDEN
- GARAGE
- OFF STREET PARKING



2 Carpenters Terrace Stapleton Road, Martock, Somerset, TA12 6HF  
Guide Price £199,950

## To The Front

The house is set back from the road via a small front garden with pathway leading to the front door.

## Porch

Door to the front, door to the entrance hall.

## Entrance Hall

Door to the front, stairs to the 1st floor, under stairs storage area, 1 x radiator.

## Sitting/Dining Room

15'1" x 12'5"

Double doors out to the patio and rear garden, TV point, 2 x radiators.

## Kitchen

10'9" x 5'10"

Window to the front, a selection of wall and base storage units, integral electric oven with 4 ring gas hob and hood over, stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine or dishwasher, 1 x radiator.

## 1st Floor Landing

Hatch to the loft space.

## Bedroom 1

12'5" x 8'10"

Window to the rear, TV point, 1 x radiator.

## Bedroom 2

12'5" x 9'2"

Window to the front, built in storage cupboard, 1 x radiator.

## Bathroom

6'6" x 7'2"

Bath with shower over, WC, pedestal basin, 1 x radiator, extractor fan.

## Garden

A paved patio leads out from the sitting/dining room, the garden is laid to lawn with flower borders.

## Garage

16'4" x 8'6"

A single garage with up and over door to the front.

## Parking

1 private parking space plus visitor parking.

## Services

Mains gas, electricity, water and drainage are connected to the property.

## Local Authority

Somerset Council-Band B.

| Energy Efficiency Rating                           |                         |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |   |
|--|-------------------------|---|--|-------------------------|---|
|  | Current                 | Potential   |  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |  |                         |   |
| (92 plus) A  |                         |   | (92 plus) A                                    |                         |   |
| (81-91) B  |                         |   | (81-91) B                                      |                         |   |
| (69-80) C  |                         |   | (69-80) C                                      |                         |   |
| (55-68) D  |                         |   | (55-68) D                                      |                         |   |
| (39-54) E  |                         |   | (39-54) E                                      |                         |   |
| (21-38) F  |                         |   | (21-38) F                                      |                         |   |
| (1-20) G   |                         |   | (1-20) G                                       |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |  |                         |   |
| England & Wales                                    | EU Directive 2002/91/EC |  | England & Wales                                | EU Directive 2002/91/EC |  |



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