

STAGS

Orchard Lee, Newtown

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Coat Road, Martock, Somerset TA12 6EY

Village Centre 1/2 mile. A303 2 miles. South Petherton 2.5 miles. Yeovil, Crewkerne and Somerton 7 miles.

A modern three bedroom semi-detached house (attached to a bungalow) offered in excellent decorative order throughout, with a conservatory extension, attractive front and rear gardens and off road parking for three cars. EPC Band C

- Edge of Village Location
- Hallway and Cloakroom
- Kitchen/Dining Room
- Three Bedrooms, One En Suite and Family Bathroom
- Freehold
- Well Appointed Home
- Sitting Room
- Conservatory
- Front and Rear Gardens. Off Road Parking
- Council Tax Band C

Guide Price £295,000







SITUATION

Orchard Lee is tucked away off The Horseshoe, a popular residential area within this thriving village. Residents enjoy an excellent range of amenities, including a supermarket, bakery, newsagents, public houses, cafés, takeaways, pharmacy, doctors' and dental surgeries, veterinary practice, DIY store and other local businesses. The village also benefits from a highly regarded primary school, attractive church and excellent recreational facilities, including all-weather tennis courts. The A303 is approximately 2 miles away, providing good transport links, while Yeovil, around 7 miles distant, offers a wider range of shopping, leisure and educational facilities, together with a mainline railway station serving Exeter and London Waterloo.

DESCRIPTION

Orchard Lee is a well-presented modern semi-detached home, built approximately 12 years ago of brick elevations beneath a tiled roof. Attached to a bungalow, the property benefits from uPVC double glazing and gas-fired central heating throughout. The accommodation is well maintained and complemented by attractive front and rear gardens, together with a useful timber workshop, adjoining shed and lean-to. A driveway to the front provides parking for approximately three vehicles. Viewing is highly recommended.

ACCOMMODATION

A covered entrance porch opens into the hallway with stairs rising to the first floor. The sitting room enjoys a front aspect and useful understairs storage, leading through to the well-fitted kitchen/dining room, which comprises a range of fitted units and integrated appliances including a gas oven, hob, extractor hood and dishwasher. There is space for additional appliances, a concealed gas-fired boiler, views over the rear garden and French doors opening into the conservatory which is glazed on three sides, benefits from power and lighting, and features French doors opening onto the garden. A cloakroom with WC and wash hand basin completes the ground floor accommodation.

On the first floor, the landing provides access to a linen cupboard and partially boarded loft space with lighting. The principal bedroom enjoys a front aspect, fitted wardrobes and an en suite shower room. There are two further bedrooms, one overlooking the rear garden and the other to the side, together with a family bathroom fitted with a bath and shower over, WC, wash hand basin and heated towel rail.

OUTSIDE

The property is approached via a tarmac driveway providing parking for up to three vehicles, bordered by gravelled areas with established shrubs. A pathway leads to the front entrance, passing a lawned garden with gravel borders, ideal for pots and planting, together with a useful timber recycling store.

A gated side access leads to the private rear garden, which is predominantly enclosed by fencing and enjoys a paved terrace with outside lighting, power and a cold water tap. A gravel pathway passes beneath a timber rose arch, flanked by attractive lawned areas and well-stocked borders containing a variety of shrubs, trees, including an apple tree. Further features include an illuminated rockery, a low-maintenance barbecue area with artificial lawn and water feature, and an additional patio at the far end of the garden.

A substantial timber workshop/shed with power and lighting provides excellent storage and workspace, complemented by an adjoining tool shed and covered storage area for garden equipment and ladders.

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

SERVICES

All mains services are connected.
Gas fired central heating.

DIRECTIONS

From the centre of the village head north towards Long Sutton. Immediately after the petrol station turn left onto Coat Road, passing the firestation then take the 2nd turning right into The Horseshoe. Orchard Lee will be found just before the bend on the left hand side, clearly identified by our For Sale board.

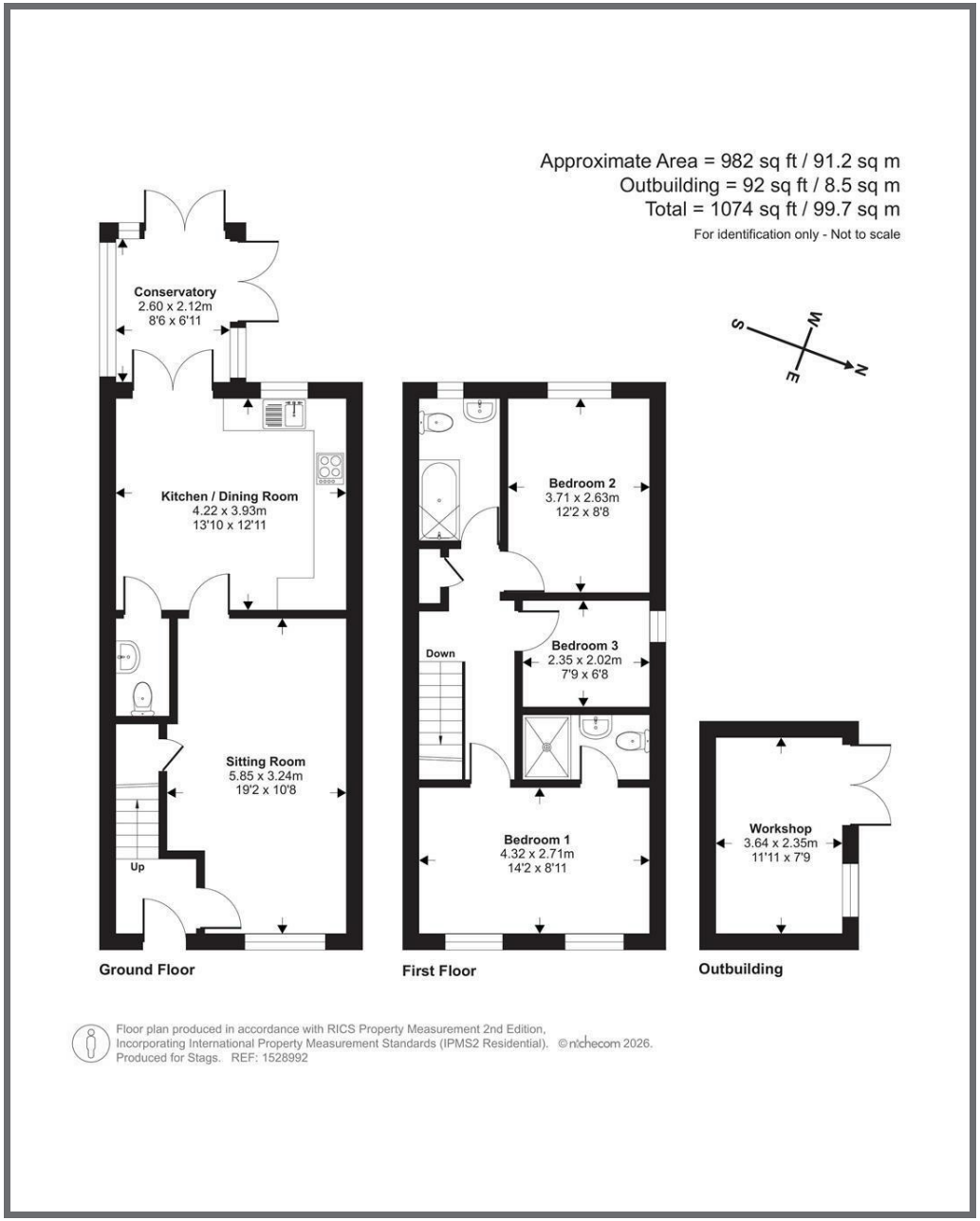


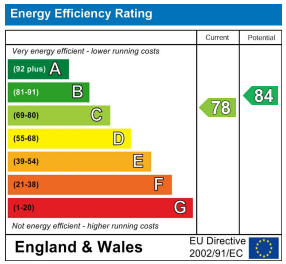




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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