



TO LET

Vincent Way, Martock, TA12 6DG

Monthly Rental Of £950



ORCHARDS
ESTATES

Conveniently situated within easy reach of the plentiful amenities of Martock, is this two bedroom well presented first floor flat.

The accommodation comprises spacious sitting room, kitchen, two double bedrooms and a bathroom.

To the rear of the property is a residents parking area.

Monthly Rental Of £950



LOCATION

The property is situated in the small country town 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 town 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

Main doors to access both sides of the main building. Stairs to upper floor flats.

Entrance Hall

Laid to carpet, airing cupboard housing hot water tank, storage cupboard, electric storage heater and doors to:

Sitting Room 18' 3" x 14' 8" (5.571m x 4.480m)
Two rear aspect double glazed windows, laid to carpet and electric storage heater.

Kitchen 7' 10" x 7' 3" (2.400m x 2.199m)
Front aspect double glazed window fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric cooker, space and plumbing for washing machine, tiled splash backs, vinyl flooring and extractor.

Bedroom One 12' 6" x 8' 11" (3.818m x 2.711m)
Rear aspect double glazed window and laid to carpet.

Bedroom Two 10' 5" x 10' 11" (3.173m x 3.320m)
Front aspect double glazed window and laid to carpet.

Bathroom 8' 5" x 5' 6" (2.571m x 1.671m)
Front aspect double glazed window, bath with shower over, wash hand basin with vanity unit, WC, fully tiled walls, vinyl flooring, wall fan heater and chrome heated towel rail.

Parking

There is a residents parking area to the rear of the building accessed via an archway.

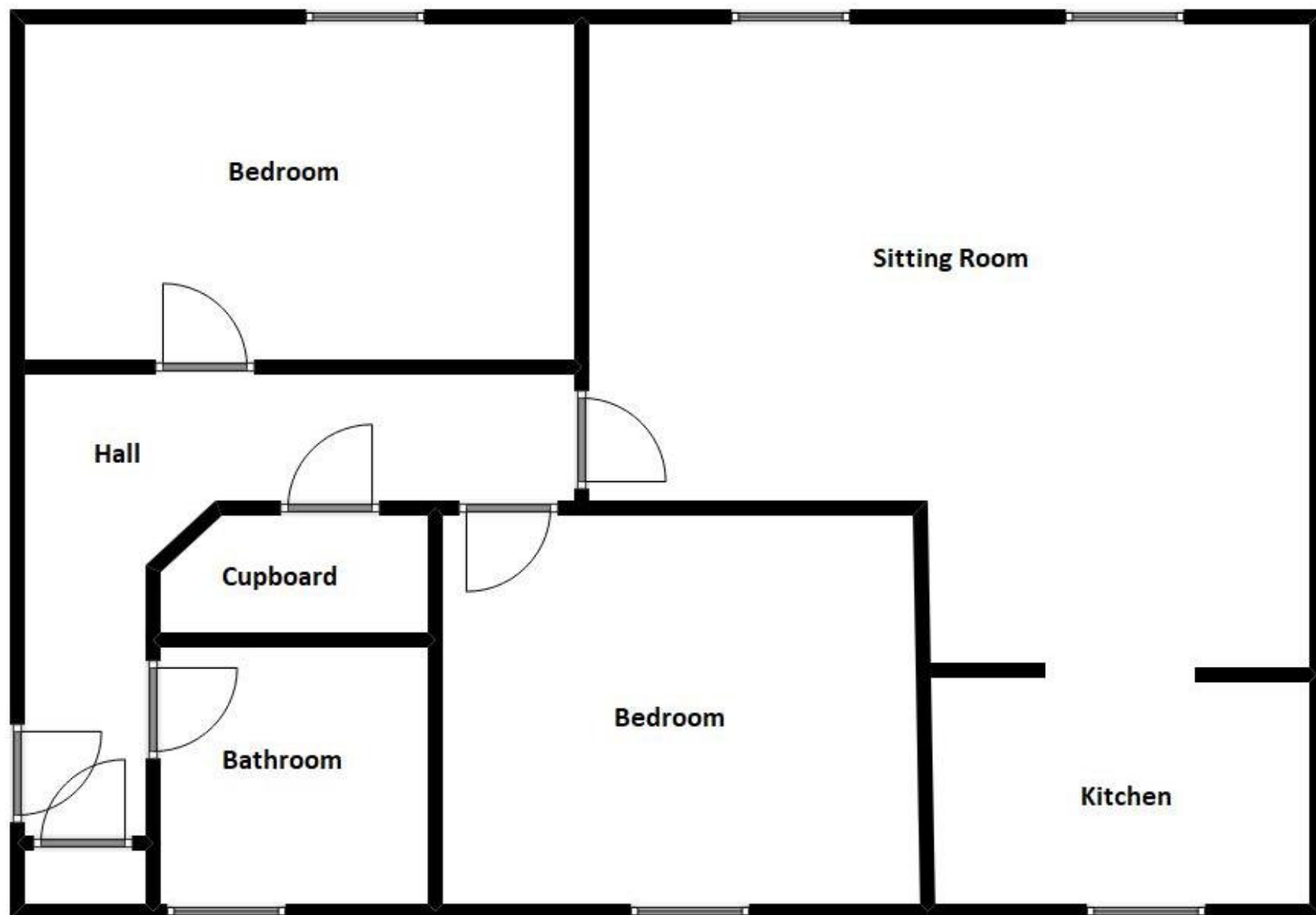
Material Information

- First floor apartment
- EPC - C
- Council Tax - A
- Services - Mains electric, water and drainage
- Parking - Residents parking area
- Broadband - Ultrafast available 100Mbps (Source Ofcom)
- Flood Zone - This property has very low risk of flooding from rivers and sea



The graph shows this property's current and potential energy rating.





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