



Allium House

18 Burrow Hill View, Martock, TA12 6FS

George James PROPERTIES

EST. 2014

# Allium House, 18 Burrow Hill View

Martock, TA12 6FS

Guide Price - £450,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Allium House is an immaculate property that was built in 2021, and therefore retains the remainder of the initial 10 year warranty. The property is presented in show home condition and has many eye-catching features, including 12 south-facing solar panels, external electricity sockets and car charging point, an upgraded Pearl kitchen with wine fridge, security lighting and a new front door. On the ground floor is a welcoming entrance hall, living room, separate dining room/study, large open plan kitchen/diner and a WC. On the first floor are four bedrooms, three of which are doubles with built in wardrobes, and a family shower room. The master bedroom comes with a good sized ensuite. Externally, the large west facing garden is mainly laid to lawn and patio, with access to the detached single garage and parking spaces. The property is situated in an ideal corner plot on a modern estate in the popular town of Martock.

## Services

Mains gas, electricity, drainage and water connected. 12 South-Facing (owned) solar panels on the roof, electric car charging point and sockets outside. Council Tax Band E. There is a maintenance fee of £143 paid every 6 months towards the upkeep of the communal areas on the estate.

## Amenities

Martock is a large village which is largely constructed of local Hamstone and contains many listed buildings as well as a fine church. The village has an excellent range of day to day amenities including shops, businesses, doctors, pubs, restaurant, and primary school, it is close to the A303 London to Exeter trunk road and the regional centres of Yeovil, Sherborne and Taunton are all within easy motoring distance. The surrounding area is well served by state and public schools. There are ample recreational activities including the nearby Ham Hill Country Park.

## what3words

///counts.hops.forgives

## Entrance Hall

With two storage cupboards, radiator, stairs rising to first floor.

Living Room 17' 7" x 10' 3" (5.36m x 3.12m)



With window to front, French doors to rear, two radiators, media plug with TV aerial.

#### Dining Room/Study

With shuttered windows to front and side, radiator.

#### WC

With close coupled WC, radiator, corner sink with storage over.

#### Kitchen/Diner 15' 2" x 15' 2" (4.62m x 4.62m)

Measurements are maximum. Upgraded Pearl Kitchen with windows to rear and side, and French doors to garden, radiator, range of matching wall and base units, AEG double oven, wine fridge, 5-ring gas hob, integrated fridge/freezer, washing machine, dishwasher, island with storage cupboards and space for stools, stainless steel one and a half sink with drainer, glass splashbacks for sink and hob, cupboard housing the gas fired boiler.

#### First Floor Landing

With window to rear, radiator, access to attic.

#### Bedroom 1 13' 3" x 10' 3" (4.03m x 3.12m)

With windows to side and rear, radiator, fitted wardrobes with sliding doors, views over the park and green space.

#### Ensuite Shower Room

With frosted window to side, heated ladder radiator, double shower enclosure, close coupled WC, wash hand basin

#### Bedroom 2 13' 1" x 8' 8" (3.98m x 2.64m)

With shuttered windows to front and side, radiator, fitted wardrobe, views over park and green space.

#### Bedroom 3 10' 5" x 9' 2" (3.17m x 2.80m)

With shuttered window to front, radiator, fitted wardrobes.

#### Bedroom 4 7' 6" x 7' 1" (2.28m x 2.17m)

With window to rear, radiator.

#### Shower Room

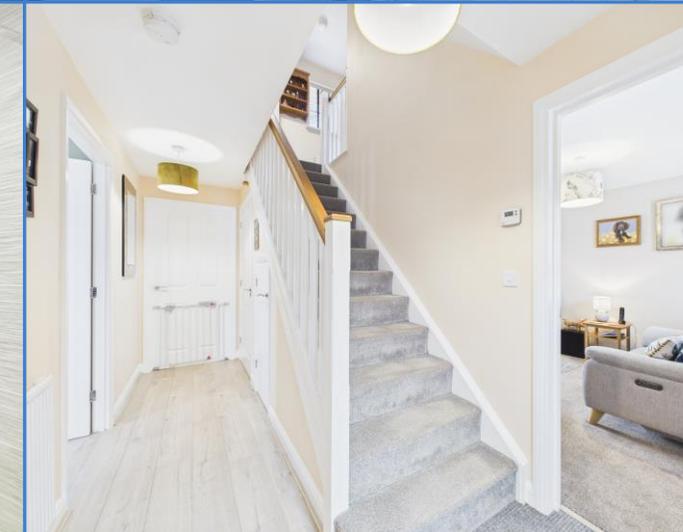
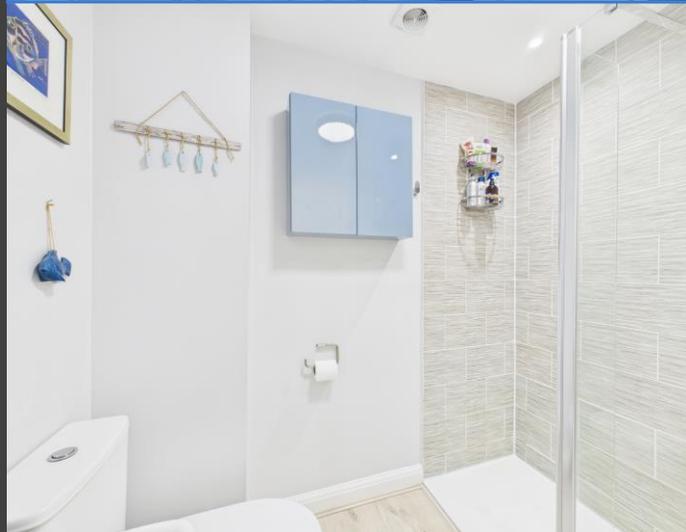
With heated ladder radiator, double walk in shower, close coupled WC, wash hand basin.

#### Garage 20' 3" x 10' 10" (6.16m x 3.29m)

With power, lighting, up and over door and personal door into the garden. Electrical vehicle charger on the driveway.

#### Outside

To the front of the property is a driveway with space for several cars in tandem, leading to the garage. Our sellers have landscaped the front and rear gardens beautifully, with a range of bushes, trees and shrubs to the front, with an additional gate into the back garden, external electricity socket and security lighting. The rear garden is mainly laid to lawn with a wrap around patio, vegetable garden and lovely views over the fence to the park and green spaces.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A | 98                      | 99        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |

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