



49 Birch Road
Martock, TA12 6DR

GeorgeJames PROPERTIES
EST. 2014

49 Birch Road

Martock, TA12 6DR

Guide Price - £325,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

49 Birch Road is a modern detached house built in 2011 and situated in a popular residential cul-de-sac. The accommodation is arranged over two floors and comprises kitchen/diner, utility room, sitting room and cloakroom on the ground floor with three bedrooms, en-suite shower room and bathroom upstairs. Outside, the property offers an enclosed rear garden and driveway parking. Further benefits of the property include gas fired central heating, underfloor heating on the ground floor and uPVC double glazing throughout. The property is also offered for sale with no forward chain.

Amenities

Martock is a large Somerset village offering an excellent range of everyday amenities including a selection of shops, co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

Services

Mains gas, electricity, water and drainage are all connected. Gas fired central heating with underfloor heating to the ground floor and radiators to the first floor. Council tax band D.

Entrance Hall 9' 1" x 7' 1" (2.76m x 2.16m)

With stairs to first floor, cloaks cupboard, tiled flooring and underfloor heating.

Downstairs Cloakroom

With window to side, low level WC, wall mounted wash hand basin, tiled flooring and underfloor heating.

Sitting Room 16' 0" x 12' 10" (4.87m x 3.91m)

With window to rear and patio doors to rear garden, wall mounted electric fire, TV point, tiled flooring and underfloor heating.



Kitchen/Diner 16' 0" x 9' 3" (4.87m x 2.81m)

With two windows to front, range of wall and base units with inset one and a half stainless steel sink/drainer unit and mixer tap, space for Rangemaster cooker with stainless steel extractor canopy over, space and plumbing for dishwasher, tiled flooring and underfloor heating.

Utility Room 7' 3" x 5' 4" (2.21m x 1.63m)

With door to outside, range of wall and base units with stainless steel sink/drainer unit and mixer tap, space and plumbing for washing machine and tumble dryer, cupboard housing wall mounted gas fired boiler, extractor fan, tiled flooring and underfloor heating.

First Floor Landing

With window to side, built in storage cupboard and access to roof space.

Bedroom One 12' 10" x 9' 3" (3.9m x 2.81m)

With window to side and radiator.

En-suite Shower Room

With window to side, double walk in shower cubicle with mains shower and glass enclosure, low level WC, wall mounted wash hand basin, part tiled walls, wall mounted wash hand basin, extractor fan and chrome heated towel rail.

Bedroom Two 6' 11" x 12' 2" (2.12m x 3.71m)

With window to front and radiator.

Bedroom Three 8' 11" x 6' 11" (2.71m x 2.12m)

With window to front and radiator.

Bathroom

With window to side, panelled bath, corner shower cubicle with mains shower and glass enclosure, wall mounted wash hand basin, low level WC, chrome heated towel rail and tiled flooring.

Outside

The property is approached via a vehicular driveway providing off road parking for several vehicles. A pedestrian path leads under a sheltered area to side of the property and the entrance door. The path continues to a pedestrian gate providing access to the rear garden which has been mostly laid to lawn with a patio seating area and shed.





A floor plan of a flat. The layout includes a large sitting room at the top with a sofa and armchair. A central hallway connects the sitting room to the kitchen/diner, utility room, and WC. The kitchen/diner at the bottom features a round dining table and a kitchen unit with a sink and stove. The utility room contains a washing machine and a dryer. The WC is located between the hallway and the utility room.

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other applicable space and dimensions are approximate. 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			
(92-100) A			
(81-91) B			
(69-80) C		82	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC



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